WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 95,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOV 20 04

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Williamson	Michael J. Williamson	Map 43-090
(NAME)	(NAME)	
200 Dupont Avenue		Parcel 217
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH F. O'NEAL and wife, HOPE U. O'NEAL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. WILLIAMSON and OTIS V. MERRY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth F. O'Neal and wife, Hope U. O'Neal, by deed from Fred Upchurch and wife, Patsy Upchurch, of record in Instrument No. 20030328-0040800, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **200 Dupont Avenue, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of November, 2004.

KENNETH F. O'NEAL

HOPE U. O'NEAL

Davidson County DEEDWARR
Recvd: 11/08/04 13:33 2pgs
Fees:13.00 Taxes:351.50

20041108-0134381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH F. O'NEAL and wife, HOPE U. O'NEAL,** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of November, 2004.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE