This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/06/04 10:28 3pgs
Fees:18.00 Taxes:240.50



20041206-0144654

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jon L. Hazelip 407 Rolling Mill Road Old Hickory, TN 37138-2137	same	082-11-0-039.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. O'Neill**, a married man, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Jon L. Hazelip and wife, Carolyn Hazelip**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 66 on the map of Bryans Addition to Edgefield, now East Nashville, of record in Plat Book 21, page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 66 fronts 61 feet on the southerly side of Treutland Street and runs back between parallel lines with the easterly margin of North 2nd Street 165 feet to an alley.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20041118-0138540, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2004 property taxes are paid.
2. All matters on the Plan of record in Plat Book 21, page 63, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to Codes Letter stating that property is unfit for human habitation of record in Instrument No. 20041027-0129321, said Register's Office.
5. Subject to any and all building and zoning regulations of City, County and State.
6. Subject to notes on the Plan of record.
7. Any and all visible easements on and across subject property.

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 successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 200 Treutland Street, Nashville, TN 37207.

I, Elizabeth L. Burrow, spouse of Michael W. O'Neill, join herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee any and all rights, title and interest I may have in subject property, whether arising by virtue of marriage or otherwise.

WITNESS MY HAND this 2nd day of December, 2004, in Franklin, Tennessee.

MICHAEL W. O'NEILL

ELIZABETH L. BURROW

BY: Michael W. O'Neill, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 2nd day of December, 2004.

NOTARY PUBLIC

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Michael W. O'Neill, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Elizabeth L. Burrow, and further acknowledged that he executed same as the free act and deed of Elizabeth L. Burrow.

Witness my hand this 2nd day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 12/19/05

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16375.2004/ml
o'neill-hazelip 200 treutland.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 3rd day of December, 2004, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

16375.2004/ml
o'neill-hazelip 200 treutland.wd