Reedy 07
48A

Davidson County DEEDWARR
Recvd: 12/17/04 11:11 3pgs
Fees:18.00 Taxes:606.80
20041217-0150122

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

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Cynthia Lynn Malden 1035 Seymour Avenue Nashville, TN 37026	same	083-05-0-014.00

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, I, **Michael W. O'Neill**, a married man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Cynthia Lynn Malden**, hereinafter called the Grantee, her 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 part of Lot No. 6 on the Plan of the Division of the land of John Hobson, deceased, in Minute Book L, Page 363, of the Circuit Court for said County, described as follows:
>
> Beginning at an iron pin on the northerly margin of Seymour Avenue, at a point 125 feet west of the southwest corner of Lot 14 on the Map of the Subdivision of the lands of the heirs of Mrs. Sallie L. Johnson in Book 332, page 164; thence with the northerly margin of Seymour Avenue, westwardly 58 feet; thence northwardly and parallel to the westerly line of Lot 14, 158 feet more or less to the southerly margin of an alley; thence with said alley, eastwardly 58 feet; thence southwardly 158 feet more or less to the beginning.
>
> Being the same property conveyed to Michael W. O'Neill, an unmarried man, by deed from Wilson Enterprises, Inc., of record in Instrument No. 20030506-0059769, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 2004 property taxes are being prorated and paid at closing.
2. All matters appearing on the Plan of record in Minute Book L, page 363, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever;

AND I COVENANT with the said Grantee 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 Grantee, her 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: 1035 Seymour Avenue, Nashville, TN 37206.

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 OUR HANDS this 10th day of December, 2004, in Franklin, Tennessee.

MICHAEL W. O'NEILL

ELIZABETH L. BURROW

Power of Attorney of record in Instrument No. 20041206-0144653, RODC, TN

BY: Michael W. O'Neill, Attorney-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 10th day of December, 2004.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

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 10th day of December, 2004.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

16373.2004/ml
o'neill-malden.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

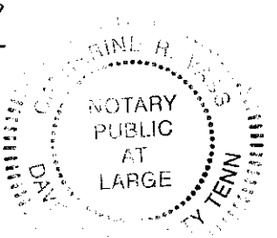
The actual consideration or value, whichever is greater for this transfer is $164,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 10th day of December, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/24/2008



16373.2004/ml
o'neill-malden.wd