(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/28/04 09:07 2pgs
Fees:13.00 Taxes:466.20
20041228-0152636

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Kenneth Turrentine and wife, Wendy Turrentine **3089 Buena View Blvd.** **Nashville, TN 37218**	Argent Mortgage Company 505 City Parkway West, Ste. 100 Orange, CA 92868	**059 05 0 255.00**

WARRANTY DEED

For and in 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, I, **Michael W. O'Neill, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Kenneth Turrentine and wife, Wendy Turrentine**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 260 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael W. O'Neill by deed dated January 31, 2001, from Conseco Finance, f/k/a GreenTree Financial Corporation, of record in Instrument No. 20010209-0013004, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. Restrictive Covenants in Book 4620, page 147, and Book 4620, page 866, RODC, TN.
3. All matters of record in Book 4460, page 85, RODC, TN.

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 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their his and assigns, against the lawful claims of all persons whomsoever.

And I, Elizabeth L. Burrow, wife of Michael W. O'Neill, join in this conveyance for the purpose of conveying any marital interest I may have in this property to Grantees herein.

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:

3089 Buena View Blvd., Nashville, TN 37218.

WITNESS MY HAND THIS 15th DAY OF DECEMBER, 2004, IN FRANKLIN, TENNESSEE.

Michael W. O'Neill

Elizabeth L. Burrow
by Michael W. O'Neill, Atty. in Fact**

** See Power of Attorney in Inst. No. 20041206-0144653, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. O'Neill,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**for himself and as Attorney in Fact for his wife, Elizabeth L. Burrow,

Witness my hand this 15th day of December, 2004.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of December, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/27/05

16351.2004/MS