(2)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #16759.2005

Davidson County DEEDWARR
Recvd: 04/11/05 12:55 3 pgs
Fees:18.00 Taxes:425.13
20050411-0039682

NEW OWNER:
Kevin M. O'Neill
Michael W. O'Neill
1019 Millwood Ln
Ashland City, TN 37015

SEND TAX BILL TO:
Same

MAP & PARCEL:
083-06-0-222.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maurice W. Frazier, a married man,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Kevin M. O'Neill and Michael W. O'Neill**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 7 and the easterly part of Lot No. 8 on the Plan of the Subdivision of the J.S. Dunbar Home Place as of record in Book 332, Page 156, Register's Office for said County and a 50 foot strip adjoining and immediately north of said Lot No. 7 and part of Lot No. 8 being part of Franklin Avenue, as originally established.
>
> Said Lot No. 7 and part of Lot No. 5 together with the said strip front 52 feet on the southerly side of Franklin Avenue, as now established and run back between parallel lines 2474 feet, more or less, to an alley.
>
> Being the same property conveyed to Maurice W. Frazier by Will of Florence Ruby Frazier dated September 15, 1987 and recorded October 17, 1995 in Will Book 201, Page 433 and a Deed to Maurice M. Frazier and wife, Florence R. Frazier by Deed from George W. Glass and wife, Deana Beard Glass of record in Book 3283, Page 621, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2005 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described 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 Grantee(s), their heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), 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.

This ( ) unimproved (XX) improved property is known as:

1610 Franklin Avenue, Nashville, Tennessee 37206

**I, Pamela L. Frazier, spouse of Maurice W. Frazier, also join in this conveyance for the sole purpose of conveying any and all marital interest that I may have in the within described property by virtue of my marriage to the said Maurice W. Frazier or otherwise.

Witness our hands this 7th day of April, 2005.

Maurice W. Frazier

Pamela L. Frazier

By: Maurice W. Frazier
Maurice W. Frazier,
Attorney-in-Fact pursuant to
Power of Attorney of record in
Instrument #200504110039681,
Register's Office for Davidson
County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Maurice W. Frazier 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.

Witness my hand this 7th day of April, 2005.

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

Notary Public

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 Maurice W. Frazier 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 Pamela L. Frazier, and further acknowledged that he executed same as the free act and deed of Pamela L. Frazier.

Witness my hand this 7th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7-24-07

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $114,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of April, 2005.

Notary Public

My Commission Expires: 7-24-07

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