RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #16888.2005

Davidson County DEEDWARR
Recvd: 05/18/05 12:03 3 pgs
Fees:18.00 Taxes:595.70
20050518-0056049

NEW OWNER:
Sheila A. Dial
1805 Fatherland Street
Nashville, TN 37206

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin M. O'Neill, a married man and Michael W. O'Neill, a married man,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Sheila A. Dial, an unmarried woman,** hereinafter called the Grantee, her 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 Kevin M. O'Neill and Michael W. O'Neill by Deed from Maurice W. Frazier, a married man, of record in Instrument Number 20050411-0039682, 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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are 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 WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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

**We, Elizabeth L. Burrow, spouse of Michael W. O'Neill and Pamela A. O'Neill, spouse of Kevin W. O'Neill, also join in this conveyance for the sole purpose of conveying any and all of our marital interest that we may have in the within described property by virtue of our marriage or otherwise.

Witness our hands this 17th day of May, 2005.

Kevin M. O'Neill

Michael W. O'Neill

Pamela A. O'Neill

By: Kevin M. O'Neill
Attorney-in-Fact pursuant
To Power of Attorney of
Record in Instrument
Number 20050518-0056048
RODC, TN

Elizabeth L. Burrow

By: Michael W. O'Neill
Attorney-in-Fact pursuant
To Power of Attorney of
Record in Instrument
Number 20041206-
0144653, RODC, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Kevin M. O'Neill and Michael W. O'Neill the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of May, 2005.

Notary Public

My Commission Expires: 8-12-06

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Kevin M. 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 Pamela A. O'Neill, and further acknowledged that she executed same as the free act and deed of Pamela A. O'Neill.

Witness my hand this 17th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 8-12-06

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

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 she executed same as the free act and deed of Elizabeth L. Burrow.

Witness my hand this 17th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 8-12-06

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of May, 2005.

Notary Public

My Commission Expires: 03 . 22 . 2008

JASON GRIFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE