RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX "7". SP43902

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

Davidson County DEEDWARR
Recvd: 06/27/05 12:10 2 pgs
Fees:13.00 Taxes:517.63
20050627-0073498

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William E. Collier **118 Overlook Court** **Winchestor, TN 37398**	**SAME**	**071 11 0 249.00**

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,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **William E. Collier***, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

***A Single Man**

BEING Lot Nos. 183, 184 and 185 on the Plan of Highland Land Co.'s Subdivision, of record in Plat Book 421, page 14, said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Michael W. O'Neill by deed from Secretary of Veterans Affairs, of record in Instrument No. 20010226-0017734, Register's Office of Davidson County, TN.

This is not the principal residence of grantor herein.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2005 county property taxes are a lien, not yet due and payable.
3. All matters of record in Plat Book 421, page 14, 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 Grantee, his heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

16930.2005/MS

This improved property is known as:

1424 Stainback Avenue, Nashville, TN 37207.

WITNESS MY HAND THIS 9th DAY OF JUNE, 2005, IN NASHVILLE, TENNESSEE.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

Witness my hand this 9th day of June, 2005.

Notary Public

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

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of June, 2005, in Nashville, Tennessee.

Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

16930.2005/MS