Davidson County DEEDWARR
Recvd: 09/16/05 15:26 7 pgs
Fees:37.00 Taxes:0.00
20050916-0111778

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| **THIS DOCUMENT PREPARED BY:**<br>**JEFFREY MOBLEY**<br>One Belle Meade Place<br>4400 Harding Road, Suite 101<br>Nashville, Tennessee 37205<br>(615) 777-5400 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A).** |

| Address of new owner: | Send tax bills to: | Map-parcel numbers: |
|---|---|---|
| William S. O'Neil<br>6611 Fox Hollow Road<br>Nashville, Tennessee 37205 | SAME | Davidson County:<br>Map 116-13 Parcel 20<br>Map 130-5 Parcels 90 & 91<br>Map 142-7 Parcel 3<br>Map 142-9 Parcel 12 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary Lee Proctor O'Neil, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, William S. O'Neil, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, William S. O'Neil, has bargained and sold, and by these presents does transfer and convey unto William S. O'Neil, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land the

State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Mary Lee Proctor O'Neil is one and the same person as Mary Proctor O'Neil and Mary L. O'Neil.

WITNESS my hand this 14 day of September, 2005.

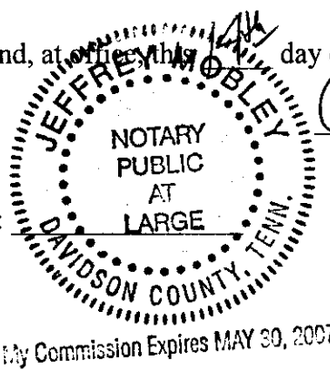
Mary Lee Proctor O'Neil

**Mary Lee Proctor O'Neil**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Lee Proctor O'Neil, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of September, 2005.




Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2007

**EXHIBIT A**

**Legal Description**

**Map 116-13 Parcel 20**

**104 Haverford Drive, Nashville, TN 37205**

Being Lot No. 2 on the Plan of West Meade Farms, Section III, as of record in Book 1035, page 4, Register's Office for said County.

Said Lot No. 2 fronts 95 feet on the northeasterly side of Haverford Drive and runs back between parallel lines, 168 feet to a dead line.

Being the same property conveyed to Mary Proctor O'Neil and husband, William S. O'Neil, by Quitclaim Deed from The Mary Hicks Proctor Trust, Mary Hicks Proctor, Trustee, of record in Book 11174, page 225, Register's Office for Davidson County, Tennessee.

**EXHIBIT A, cont.**

**Legal Description**

**Map 130-5 Parcels 90 & 91**

**122 and 124 Brookfield Avenue, Nashville, TN 37205**

Land in the 7th Civil District of Davidson County, Tennessee, being Lots Nos. 10 and 11, of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Said Lots Nos. 10 and 11 front 100 feet each on the northerly side of Brookfield Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William S. O'Neil and Mary L. O'Neil by quitclaim deed from Mary Hicks Proctor, of record in Book 8528, page 906, Register's Office for Davidson County, Tennessee.

**EXHIBIT A, cont.**

**Legal Description**

**Map 142-7 Parcel 3**

**7139 Old Harding Pike, Nashville, TN 37221**

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Resubdivision of lots 50, 51 and 53 on the plan of Valley West of record in Plat Book 5210, Page 96, Register's Office for said County.

SAID Lot No. 50 fronts 95.0 feet on the southeasterly margin of Old Harding Pike and extends back 166.86 feet on the northeasterly line and 171.85 feet on the southwesterly line to a dead line in the rear, measuring 85.11 feet thereon.

BEING the same property conveyed to William S. O'Neil and spouse, Mary L. O'Neil, by warranty deed from Gary W. Duncan and spouse, Carol R. Duncan, of record in Book 10841, page 178, Register's Office for Davidson County, Tennessee.

**EXHIBIT A, cont.**

**Legal Description**

**Map 142-9 Parcel 12**

**7435-7437 George Gaines Road, Nashville, TN 37221**

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Harpeth Estates, Section Two, of record in Book 4175, page 23, Register's Office for said County.

SAID Lot No. 16 fronts 90.0 feet on the southerly margin of George Gaines Road and extends back 131.6 feet on the easterly line and 123.7 feet on the westerly line to a dead line in the rear, measuring 104.47 feet thereon.

BEING the same property conveyed to William S. O'Neil et ux Mary L. O'Neil by deed from Zack R. Cheek et ux Emelyn T. Cheek, of record in Book 5180, page 313, Register's Office for Davidson County, Tennessee.