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

Davidson County DEEDWARR
Recvd: 11/07/05 15:22 2 pgs
Fees:13.00 Taxes:462.50
20051107-0134811

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Louisena Francis **1127 North 5th Street** **Nashville, TN 37207**	SAME	**071 16 0 187.00**

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, we, **Walter J. O'Neill and wife, Carol B. O'Neill,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Louisena Francis,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 and the northerly 16 feet of Lot No. 85 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, TN.
SAID Lot and part of said Lot adjoin and front together on the easterly side of North Fifth Street and run back between parallel lines, Lot No. 86 running back along the southerly margin of Richardson Street 165 feet to an alley.

BEING the same property conveyed to Walter J. O'Neill and wife, Carol B. O'Neill by deed from Talton Williams and wife, Araminta Williams, and Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20030531-0073651, 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. All matters of record on plan in Book 421, page 12, 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, 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 improved property is known as:

1127 North 5th Street, Nashville, TN 37207.

WITNESS OUR HANDS THIS 21st DAY OF OCTOBER, 2005, IN NASHVILLE, TENNESSEE.

Walter J. O'Neill

Carol B. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Walter J. O'Neill and wife, Carol B. O'Neill, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of October, 2005.

Notary Public

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of October, 2005, in Nashville, Tennessee.

Notary Public

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY