This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return to: Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
William S. O'Neil
6611 Fox Hollow Rd.
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

Davidson County DEEDWARR
Recvd: 12/05/05 15:12 3 pgs
Fees:18.00 Taxes:1008.62
20051205-0146138

M&P **104-06-118**
104-11-212
129-12-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Catherine Proctor Grose,** married, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **William S. O'Neil**, hereinafter called the "GRANTEE", his heirs and assigns, her one-half undivided interest in certain tracts or parcels of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **3316 Acklen Ave., 2103 Natchez Trace, 101 Cheekwood Terrace, Nashville, Davidson County, 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, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

Edward J. Grose, husband of Catherine Proctor Grose, joins in this conveyance to transfer any right, title or interest he may have in subject property.

WITNESS my hand this the 29th day of **November, 2005.**

Catherine Proctor Grose
Catherine Proctor Grose

Edward J. Grose
Edward J. Grose

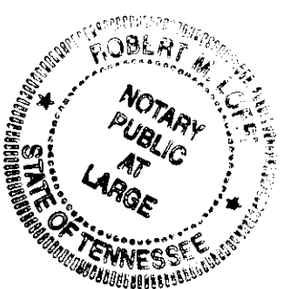
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Catherine Proctor Grose and Edward J. Grose**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $272,600.00.

William S Colwell
AFFIANT

Subscribed and sworn to before me on this 29th day of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

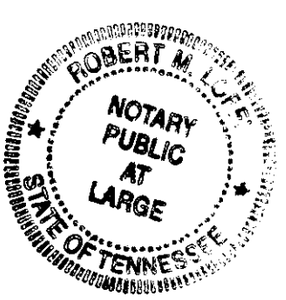


Exhibit "A"

Tract 1:
Land in Davidson County, Tennessee, being the North 58.2 feet of Lot No. 2 of Block 7, on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Lee Proctor O'Neil, a married person and Catherine Proctor Gorse, a married person, their heirs, successors and assigns, each having a one-half (½) undivided interest as tenants in common and not as joint tenants with rights of survivorship, by Quitclaim Deed from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, of record in Instrument #20021004-0121295, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Cheekwood Estates, as of record in Book 2663, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Lee Proctor O'Neil, a married person and Catherine Proctor Gorse, a married person, their heirs, successors and assigns, each having a one-half (½) undivided interest as tenants in common and not as joint tenants with rights of survivorship, by Quitclaim Deed from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, of record in Instrument #20021004-0121298, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being the westerly 20 feet front and 5 feet rear of Lot 95 on the easterly part of Lot 96, Bransford Realty Company's West End Heights, of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Lee Proctor O'Neil, a married person and Catherine Proctor Gorse, a married person, their heirs, successors and assigns, each having a one-half (½) undivided interest as tenants in common and not as joint tenants with rights of survivorship, by Quitclaim Deed from Mary Lee Proctor O'Neil, the Successor Trustee under the Mary Hicks Proctor Trust, of record in Instrument #20021004-0121296, Register's Office for Davidson County, Tennessee.