(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090023113 DEEDWARR
Recvd: 04/07/09 10:58 2 pgs
Fees: 13.00 Taxes: 1665.00
20090407-0031719

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2009

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

Affidavit

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Flowers	SAME	09314052800 & 09314052700 & 09314052400
1426 Mooresville Pike (NAME)	(NAME)	
Columbia, TN 38401 (ADDRESS)	(ADDRESS)	2009-0111
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Patrick L. O'Neal and wife, Lyn G. O'Neal, as to their one-half undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Flowers HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map & Parcel 093-14-528.00

Tract One: Land in Davidson County, Tennessee, being Lots Nos. 3 & 4 on the Map of Alexander Campbell & Wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lots adjoin and front together 80 feet on the westerly side of 6th Avenue, South and run back between parallel lines 210 feet to an alley.

Tract Two: Land in Davidson County, Tennessee, between Lot No. 2 on the Map of Alexander Campbell & Wife's Plan as of record in Book 18, page 649, Register's Office for said County.

Said lot fronts 40 feet on the westerly side of 6th Avenue, South and runs back between parallel lines 210 feet to an alley.

All being the same property conveyed to Bailey-Martin & Associates by warranty deed of Matthews and Parks Inc. dated April 16, 1993 and of record in Book 8920, page 117, R.O.D.C., Tennessee. And, being the same property conveyed to Ralph Ed Bailey and William Harold Martin. Sr., a 1/2 undivided interest each, by quitclaim deed of Bailey-Martin & Associates, Inc., of record in Book 9559, page 506, Register's Office for said County.

Map & Parcels 093-14-527.00 & 093-14-524.00

Tract I

Being part of Lots Nos. 7, 8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right -of-way of the N.C. & St. L. Railroad; thence northwardly along the east margin of said right-of-way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

Tract II

Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South, and runs back westerly between parallel lines 200 feet to an alley

All being the same property conveyed to William H. Martin and Ralph E. Bailey, as tenants in common, by Special Warranty deed of Jack A. Oman, Trustee, of record in Book 10691, page 666, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patrick L. O'Neal and wife, Lyn G. O'Neal, as to a one-half undivided interest by warranty deed of William Harold Martin,Sr., of record in Instrument No. 20051007-0121375, said Register's Office.

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Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Tax a lien against said property but are not yet due and payable. Maps & Parcels Nos. 093-14-528.00; 093-14-527.00 and 093-14-524.00 Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of subject property embraced within the bounds of alley No. 182, now closed by Metro Council Bill No. 080-313. Deeds of record in Book 873, page 19; Book 2694, page 557; Book 965, page 360; and Book 10398, page 372, Register's Office of Davidson County, Tennessee, purport to convey property including an unnumbered alley located north and adjacent to Tract I described herein. The Title Company finds no record of the closure of said alley therefore the Company and Grantor assumes no liability for matters arising therefrom. All matters appearing on the Plan of Alexander Campbell & Wife's Plan of record in Book 18, page 649, said Register's Office.

This property, known as 935 & 937 6th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 30th DAY OF MARCH, 2009.

Patrick L. O'Neal

Lyn G. O'Neal by Patrick L. O'Neal as her Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick L. O'Neal with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Patrick L. O'Neal, Attorney-in-Fact for Lyn G. O'Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Lyn G. O'Neal, as his free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20090407-0031718, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of March, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY