BILL GARRETT, Davidson County
Trans:T20110052102 DEEDWARR
Recvd: 08/24/11 09:30 4 pgs
Fees:23.00 Taxes:314.50
20110824-0065374

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 082-2 Parcel: 14

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL WALTER O'NEILL, an unmarried man** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever 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 Grantor's hand, this 5th day of August, 2011.

MICHAEL WALTER O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MICHAEL WALTER O'NEILL, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2011.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $85,000.00.

Affiant

Subscribed and sworn before me this 2nd day of August, 2011.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

EXHIBIT "A"
Legal Description

Certain real property known as 1118 Dickerson Pike, Nashville, TN 37207 situate in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING as a point in the Westerly margin of Dickerson Pike or North First Street, as widened, located 70.5 feet Southerly from the South margin of Richardson (formerly Hagan) Street; thence with said margin Southwardly 62 feet to a point; thence leaving said margin, Westwardly approximately 179 feet to a point in the Easterly margin of an alley; thence with said alley, Northwardly 54.5 feet to a point; thence leaving said alley, Eastwardly 105.5 feet to a point; thence Northwardly 7.5 feet to a point; thence Eastwardly approximately 75 feet to the point of beginning.

Being the same property conveyed to Michael Walter O'Neill by deed of record in Instrument No. 20100910-0072052, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Subject to all matters shown on the (Minor Subdivision) Final Plat, The J.W. Christian 3 Acre Tract (Resubdivision of Lot 9), of record in Instrument No. 20110812-0062371, in the Register's Office for Davidson County, Tennessee.