Record 2nd Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/04 14:29 2pgs
Fees:13.00 Taxes:92.50

20041117-0138218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $25,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2004

Notary Public
My Commission expires 4-22-07

HAL E. WILSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin O'Neill	Capital Bank & Trust	082-07-0-225.00
714 North 2nd Street	1820 West End Avenue	
Nashville, TN 37207	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin O'Neill and Pam O'Neill, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the plan of Dr. V.S. Lindsey's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

And Being the same Property conveyed to Kevin O'Neill by deed from Cornerstone Home Properties, LLC, on October 8, 2004 of record in Instrument Number 20041117-0138217, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 25, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4483, page 126, Register's Office for Davidson County, Tennessee.

This is improved property known as: **714 North 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 15, 2004.

Cornerstone Home Properties, LLC

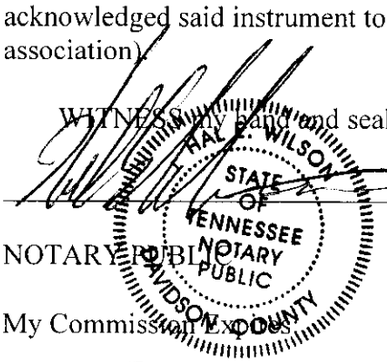
By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of November 2004 before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.



NOTARY PUBLIC

My Commission Expires

9-22-07