RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #16649.2005

Davidson County DEEDWARR
Recvd: 04/12/05 09:18 3 pgs
Fees:18.00 Taxes:836.20

20050412-0040164

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**NEW OWNER:**
Carlos J. DaCunha
4509-B Colorado Avenue
Nashville, TN 37209

**SEND TAX BILL TO:**
Carlos J. DaCunha
4509-B Colorado Avenue
Nashville, TN 37209

**MAP & PARCEL:**
082 16 0 280.00

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# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael W. O'Neill, a married man,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Carlos J. DaCunha, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 118 on the Plan of Barrows Addition to Edgefield, now East Nashville, of record in Plat Book 1, Page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Ronnie E. Pollock of record in Book 11136, Page 466, Register's Office of Davidson County, Tennessee.

THE ABOVE DESCRIPTION IS NOT THE GRANTOR'S PRINCIPAL RESIDENCE.

SUBJECT TO THE FOLLOWING:

1. 2005 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and notes and matters on the Plan of record in Plat Book 1, Page 13, said Register's Office.
4. Subject to any and all easements which may affect the within described property.

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 I COVENANT with the said Grantee that I am 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 I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

This (  ) unimproved ( XX ) improved property is known as:

925 Boscobel Street, Nashville, Tennessee 37206

**I, Elizabeth L. Burrow, spouse of Michael W. O'Neill, also join in this conveyance for the sole purpose of conveying any and all marital interest I may have in the within described property due to my marriage to Michael W. O'Neill or otherwise.

Witness our hands this 6th day of April, 2005.

Michael W. O'Neill

Elizabeth L. Burrow

By: _____
Michael W. O'Neill,
Atty-In-Fact pursuant to
POA of record in
Instrument Number
20041206-0144653,
RODC, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. O'Neill the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6th day of April, 2005.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Michael W. O'Neill to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Elizabeth L. Burrow, and further acknowledged that he executed same as the free act and deed of Elizabeth L. Burrow.

Witness my hand this 6th day of April, 2005.

NOTARY PUBLIC

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of April, 2005.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee