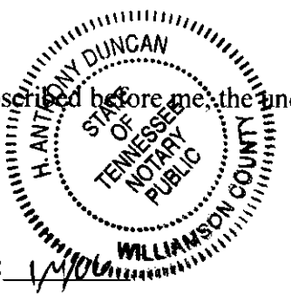
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Leah Easterling
Affiant



Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of May, 2005.

Notary Public

My Commission Expires: 1/10/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/16/05 12:31 2 pg:
Fees:13.00 Taxes:517.63
20050516-0054856

ADDRESS NEW OWNER(S) AS FOLLOWS:
Leah Easterling
5157 Roxborough Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
098-01-0-076

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erika* A. Bohyer and Mark J. Bohyer, wife and husband**, hereinafter referred to as Grantors, hereby transfers and conveys to **Leah Easterling, unmarried, and Micheal S. O'Neil, unmarried, as tenants in common with right of survivorship** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 78 on the Resubdivision of Lots 74 through 85 of the Roxborough Subdivision, as of record in Plat Book 5200, page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Krika A. Bohyer and Mark H. Bohyer by Warranty Deed from Kevin L. McKenzie and wife, Magdalene M. McKenzie of record in Instrument No. 20031126-0172108, Register's Office for Davidson County, Tennessee.

The said Erika A. Bohyer and Krika A. Bohyer are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

12563-BP

* Erika A. Bohyer and Krika A. Bohyer are are and the same person.

MB

The Plan of record in Plat Book 5200, Page 238, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5302, Page 669, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6029, Page 108, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5157 Roxborough Drive, Hermitage, Tennessee 37076.

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 I do covenant with the said**GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 11th day of May, 2005.

Erika A Bohyer

Erika A. Bohyer

Mark Bohyer

Mark J. Bohyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erika A. Bohyer and Mark J. Bohyer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

* a/k/a Kr. Ka A. Bohyr

Witness my hand and official seal this 11th day of May, 2005.

Notary Public

My Commission Expires: 1/4/08

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12563-BP