This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/05 08:09 2 pg
Fees:13.00 Taxes:346.88
20050804-0091438

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Richard Akers & Kellee Akers<br>1021 Fairwin Avenue<br>Nashville, TN 37216 | same | 082-16-0-404.00 |

# WARRANTY DEED

For and in 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, I, **Michael W. O'Neill**, a married man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Richard Akers and wife, Kellee Akers**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, described as follows: Being Lot No. 3 on the Plan of Confederate Hill Lots as of record in Book 57, page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 175 feet to an alley in the rear.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Larry G. Jordan and wife, Mattie Jordan, of record in Instrument No. 20050705-0076510, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2005 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 57, page 32, said Register's Office.
3. Easement for sanitary sewer and storm drainage of record in Instrument No. 20050218-0018560, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND WE COVENANT with the said Grantees that we are 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 WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said

Grantees, their successors 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 improved property is known as: 914 Shelby Avenue, Nashville, TN 37206.

WITNESS MY HAND this 29th day of July, 2005, in Franklin, Tennessee.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or 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 Franklin, Tennessee, this 29th day of July, 2005.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $93,750.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 29th day of July, 2005, in Franklin, Tennessee.

NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

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