#9977 Box 13

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/11/05 11:25 2 pgs
Fees:13.00 Taxes:418.10
20050811-0095229

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Danielle *YVETTE Baker	American Mortgage Network, Inc.	**071 16 0 005.00**
1300 North 5th St.	a Delaware Corporation	
Nashville, TN	1625 Rainwater Dr. Bldg. 500 Suite 650	
37207	Alpharetta, GA 30004	

WARRANTY DEED

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

BEING Lot No. 12 on the Map of the Subdivision of the Joe Brown Estate, as of record in Book 843, page 107, Register's Office for said County. Said Lot No. 12 fronts 68 feet 9 inches on the West side of North 5th Street and extends back 161 feet 9 inches on the North line and 161 feet 6 inches on the South line, with the northerly margin of Mile End Avenue to an alley in the rear on which it measures 73 feet.

BEING the same property conveyed to Michael W. O'Neill, unmarried, by deed from Robert E. Poole, of record in Instrument No. 20000818-0081767, Register's Office of Davidson County, TN.

This is not the principal residence of grantor herein.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2005 county property taxes are a lien, not yet due and payable.
3. All matters of record in Plat Book 843, page 107, RODC, TN.

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, her 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, her 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 improved property is known as:

1300 North 5th Street, Nashville, TN 37207.

WITNESS MY HAND THIS 22nd DAY OF JULY, 2005, IN NASHVILLE, TENNESSEE.

Michael W. O'Neill

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(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of July, 2005.

Notary Public

My Commission Expires: 7-24-07

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of July, 2005, in Nashville, Tennessee.

Notary Public

My Commission Expires: 5/28/09

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 20

16956.2005/MS