This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17330.2005

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

NEW OWNER:
Patrick Dundon
Peter J. Dundon
2309 Sultana Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Same

MAP & PARCEL:
071 03 0 145.00

Davidson County DEEDWARR
Recvd: 10/06/05 13:02 2 pg
Fees:13.00 Taxes:443.63

20051006-0120717

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,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Patrick Dundon and Peter J. Dundon**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 70 feet of Lot Nos. 155 and 156 on the Plan of J. B. Haynies Original Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for said county. Said part of Lot 155 fronts 70 feet on the easterly side of Sultana Avenue and together with part of Lot 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot 157.

Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed from Chase Bank of Texas, N.A. (formerly known as Texas Commerce Bank, N.A.) as Custodian of record in Instrument Number 20000626-0062964, Register's Office of Davidson County, Tennessee.

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 all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 161, Pages 26 and 27, said Register's Office.

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 COVENANT with the said Grantees 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 ourselves, our 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.

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

2209 Sultana Avenue, Nashville, Tennessee 37207

Witness my hand this 26th day of September, 2005.

Michael W. O'Neill

Michael W. O'Neill

BY: Karen Hoff

Karen Hoff,
Attorney-In-Fact Pursuant
To Power of Attorney of
Record in Instrument
Number _____,
RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Karen Hoff 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 Michael W. O'Neill, and further acknowledged that she executed same as the free act and deed of Michael W. O'Neill.

Witness my hand this 26th day of September, 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 WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 26th day of September, 2005.

Eileen Smith

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE CANNON CO.

MY COMMISSION EXPIRES: NOVEMBER 08, 2008