Return to: jtc, 2927 Berry Hill Drive
#19259-3 Nashville, TN 37204

Box 14A

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050712

Davidson County DEEDWARR
Recvd: 10/17/05 09:30 2 pgs
Fees:13.00 Taxes:932.40

20051017-0124609

Send Tax Bills To:
NEW OWNER

New Owner is:
Thad O'Connor & Lora O'Connor
5836 Sterling Oaks Drive
Nashville, TN 37027

MAP: 172-5-O-B
PARCEL: 87.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Wayne D. Addison and Phyllis J. Addison**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thad O'Connor and wife, Lora O'Connor**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Final Plat of Sterling Oaks Subdivision, Phase II, of record in Book 11190, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wayne D. Addison and wife, Phyllis J. Addison by Warranty Deed from James J. Petyak and wife, Cynthia M. Petyak dated May 31, 2002, recorded June 6, 2002, in Inst#200206060068635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 5836 Sterling Oaks Dr., Brentwood, Tennessee 37027.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

WDA
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of October, 2005.

GRANTOR:

Wayne D. Addison

Wayne D. Addison

Phyllis J. Addison

Phyllis J. Addison

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wayne D. Addison and Phyllis J. Addison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of October, 2005.

Melissa Sanders

Notary Public

MELISSA C. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of October, 2005

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My commission Expires: 11-19-08