Record 1ST

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 16:22 2 pgs
Fees:13.00 Taxes:469.90
20051017-0125298

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$127,000.00.**

10/11/2005
Affiant

Subscribed and sworn to before me this 11th day of October 2005

Notary Public
My Commission expires: 8/30/06 (Affix Seal)

ANDREW H. MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael O'Neal	SAME	149-13-0-048.00
4784 Bowfield Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clay B. Sturgeon and wife, Amy H. Sturgeon and Robert S. Sturgeon,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael O'Neal, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of Debra Heights, Section Three, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clay B. Sturgeon and wife, Amy H. Sturgeon and Robert S. Sturgeon, by deed from D. Wayne Holt and wife, Joyce H. Holt, on June 27, 1997, of record in Book 10516, page 66, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-13-0-048.00.
- Subject to all matters as shown on the Plan of record in Book 4175, page 6, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3949, page 404; and Book 4206, pager 805, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4784 Bowfield Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 11, 2005.

Clay Sturgeon

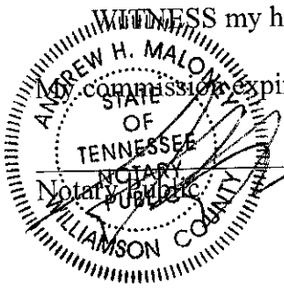
Amy Sturgeon

Robert S. Sturgeon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clay B. Sturgeon, Amy H. Sturgeon and Robert S. Sturgeon,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 11, 2005



My commission expires 8/2/06

Notary Public