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

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Box 19-A

NEW OWNER:

**Brandon H. Rich**
915 West Eastland Avenue
Nashville, TN 37206

SEND TAX BILL TO:

First Franklin
320 Seven Springs Way
Brentwood, TN 37027

MAP & PARCEL:

**082 08 0 115.00**

Davidson County DEEDWARR
Recvd: 11/01/05 12:19 2 pgs
Fees:13.00 Taxes:358.90
20051101-0131906

# 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, **Christopher O'Neill,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Brandon H. Rich**, hereinafter called the Grantee, his 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 Lot No. 11 on the Plan of Richmond Subdivision, as of record in Plat Book 974, page 19, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 11 fronts 50 feet on the north side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines 130 feet to a dead line.

BEING the same property conveyed to Christopher O'Neill by deed from Shirley May Herndon, Devisee under the Last Will and Testament of Wayne Vincent Herndon, of record in Instrument No. 20040804-0093820, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters of record in Plat Book 974, page 19, 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, his 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, his 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:

915 West Eastland Avenue, Nashville, TN 37206.

WITNESS MY HAND THIS 28 DAY OF OCTOBER, 2005, IN FRANKLIN, TENNESSEE.

Christopher O'Neill

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Christopher 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 28 day of October, 2005.

Notary Public

My Commission Expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28 day of October, 2005, in Franklin, Tennessee.

Notary Public

My Commission Expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

17406.2005/MS