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

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
William Hennessey **11243 SW 158th Avenue** **Miami, FL 33196**	**American Home Mortgage** **538 Broadhollow** **Melville, NY 11747**	**083 07 0 328.00**

Davidson County DEEDWARR
Recvd: 11/01/05 14:20 2 pgs
Fees:13.00 Taxes:388.50

20051101-0132021

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 **William Hennessey,** *Unmarried hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of Eastland Oaks, Section 2, of record in Book 4860, page 9, Register's Office for said County.
Said Lot No. 10 fronts 65.89 feet on the southerly margin of Oak Court and extends back between lines 289.65 feet on the easterly line and 289.49 feet on the westerly line to a line on the rear on which it measures 8 feet.

BEING the same property conveyed to Michael W. O'Neill by deed from John Lamb, of record in Instrument No. 20001206-0120068, 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. All matters of record in Plat Book 4860, page 9, 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:

2310 Oak Court, Nashville, TN 37206.

WITNESS MY HAND THIS 31st DAY OF OCTOBER, 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 31st day of October, 2005.

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of October, 2005, in Nashville, Tennessee.

Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY