WARRANTY DEED Return to: **All-Star Title, Inc.** **120 Donelson Pike, Ste 201** **Nashville TN 37214** (615) 883-754	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$118,000.00.** Affiant Subscribed and sworn to before me, this the 14th day of December, 2005. Notary Public My commission expires: 07/06/08 (AFFIX SEAL)

DENISE T. TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tracy L. O'Neill	**SAME**	**086-07-043.00**
1048 Jackson Valley Road		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melissa Guilbault, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy L. O'Neill, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Melissa Guilbault, by Quitclaim Deed from Michael Guilbault, dated 11/22/05, of record in Instrument No. 20051128-0142446, Register's Office for Davidson County, TN

This is improved (__x__) Unimproved (____) property, known as **1048 Jackson Valley Road, Hermitage, TN 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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.

Witness my/our hand(s) this **14th** day of **December, 2005.**

Melissa Guilbault
Melissa Guilbault

Davidson County DEEDWARR
Recvd: 12/20/05 11:56 2 pgs
Fees:13.00 Taxes:436.60
20051220-0152532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Melissa Guilbault,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **December, 2005.**

Notary Public

My Commission Expires:_____

