THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24967-12-2005** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2005. Notary Public Christina M. Read My Commission Expires: My Commission Expires November 25, 2006 STATE OF TENNESSEE

QUITCLAIM DEED

Address New Owner: Mary Cecelia O'Neal David Ezra O'Neal 1902 Dahlia Drive Nashville, Tennessee 37120	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.09408000800 Parcel No.

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mary Cecelia O'Neal, unmarried, ("Grantor"), does hereby quitclaim, transfer and convey unto Mary Cecelia O'Neal and David Ezra O'Neal, as joint tenants with the right of survivorship, ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1902 Dahlia Drive, Nashville, Tennessee, 37210.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2005.

Mary Cecelia O'Neal

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Cecelia O'Neal, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2005.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUGUST 22, 2007

Davidson County DEEDQC
Recvd: 12/21/05 15:40 2 pgs
Fees:12.00 Taxes:0.00

20051221-0153167

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Dahlia Gardens as of record in Plat Book 2663, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William D. O'Neal and wife, Mary Cecelia O'Neal by deed dated November 12, 1776 from Grady Joe Toler and wife, Edna Sue Toler of record in Book 5089, page 335, Register's Office for Davidson County, Tennessee. William D. O'Neal died on September 11, 1997.