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

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James Spencer ~~329 N. 2nd Street~~ ~~Nashville TN 37207~~ 2831 FM 1632 Woodville, TX 75979	New owner	**082 07 0 038.00**

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 **James Spencer,** an unmarried man, 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, described as follows:
BEING Lot No. 121 in Dr. V.S. Lindsley's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for said County.
SAID Lot No. 121 fronts 50 feet on the east side of North Second Street and extends back between parallel lines 174 ½ feet to an alley.

BEING the same property conveyed to Michael W. O'Neill by deed from The Resource Foundation, Inc., of record in Instrument No. 20011108-0122701, Register's Office of Davidson County, TN.

This is not the primary 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 plan in Book 58, page 25, RODC, TN.
3. 2005 county property taxes have been paid.

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.

Davidson County DEEDWARR
Recvd: 12/30/05 10:09 2 pgs
Fees:13.00 Taxes:536.50
20051230-0156671

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:

829 North 2nd Street, Nashville, TN 37207.

WITNESS MY HAND THIS 22nd DAY OF DECEMBER, 2005, IN FRANKLIN, TENNESSEE.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 22nd day of December, 2005.

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 22nd day of December, 2005, in Brentwood, Tennessee.

Notary Public

My Commission Expires: 5/26/09

17469.2005/MS