THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/27/06 14:11 2 pgs
Fees:13.00 Taxes:103.97

20060127-0010806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,100.00.

Cynthia Ann Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January, 2006

Margaret Ann Smith
Notary Public

MY COMMISSION EXPIRES: 1/9/2010

(AFFIX SEAL)

MARGARET ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Kevin M. O'Neill	SAME	MAP 071-15-0
1226 North 2nd Street	104 SETTLER'S WAY	PARCEL 323.00
Nashville, TN 37207	HENDERSONVILLE TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mortgage Electronic Registration Systems, Inc.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin M. O'Neill**

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 number 125 as shown on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record as instrument number 20050926-0114784, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR FROM AND AFTER THE TIME GRANTOR TOOK TITLE. NO WARRANTIES ARE EXPRESSLY MADE AND NO WARRANTIES ARE TO BE IMPLIED. IF ANY WARRANTIES ARE MADE THEY RUN FROM AND AFTER THE TIME GRANTOR TOOK TITLE AND NOT FURHER OR OTHERWISE.

This is (X) IMPROVED property known as **1226 North 2nd Street, Nashville, TN 37207.**

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, their heirs and assigns forever. 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 hand( ) this the 25th day of January, 2006.

Mortgage Electronic Registration Systems, Inc.

BY: _____

Its: Asst. Secretary

17627 2006/mc

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, a Notary Public in and for said State and County, personally appeared BENJI ALVIDERA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ASST SECY of the maker, **Mortgage Electronic Registration Systems, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25th day of January, 2006.

My Commission expires 2/12/2009

Notary Public

TAMARA SULEA
Commission # 1562192
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2009