03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 02/08/06 11:24 2 pgs
Fees:13.00 Taxes:887.63

20060208-0015630

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 31st day of January, 2006.

Notary Public
My commission expires: 02/22/09

03-0601-33305

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David R. O'Neil	Regions Bank	091-15-0-070.00
5314 Nevada Avenue	P.O. Box 2153	
Nashville TN 37209	Birmingham, AL 35287-2520	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristen D. Dabbs and husband, Trent K. Dabbs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David R. O'Neil and wife, Angela P. O'Neil, hereinafter called the Grantees, their successors 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 part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E.R. Southgate, Surveyor, January 9, 1986 as follows:

Beginning on the northerly margin of Nevada Avenue at the southwest corner of the property conveyed to Jesse B. Lunday and wife by deed from L.R. Wiggs and wife, of record in Book 1469 Page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet, more or less, to a point in the southerly line of the property conveyed to A.C. Oakley by deed from J.H. Brackman and wife, of record in Book 1784, Page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J.G. Edwards and wife by deed from J.H. Breckman and wife, of record in Book 1785, Page 17, said Register's Office, northwesterly 100 feet to the southerly margin of an alley, Edwards northeast corner, thence with said alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

Being the same property conveyed to Kristen D. Dabbs and husband, Trent K. Dabbs by deed from David A. Palmer, married, dated 10-27-03 and of record in Instrument No. 20031029-0159420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5314 Nevada Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 31st day of January, 2006.

Kristen D. Dabbs

Trent K. Dabbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristen D. Dabbs and Trent K. Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of January, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

