This instrument prepared by:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

IATES

Davidson County DEEDWARR
Recvd: 03/16/06 08:55 3 pgs
Fees:18.00 Taxes:530.58

20060316-0030220

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File #1 / /42.2006

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Aaron M. Distler Melissa A. Martin 1302 Boscobel Street Nashville, TN 37206	**Taylor, Bean Whitaker Mortgage** **Mailstop: S** **1417 North Magnolia Avenue** **Ocala, FL 34475-9078**	083 13 0 192.00

WARRANTY DEED

For and in 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, I, **Michael W. O'Neill,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Aaron M. Distler, unmarried, and Melissa A. Martin, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of East Edgefield as of record in Book 21, Page 147, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 159 fronts 50 feet on the southerly margin of Boscobel Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Michael W. O'Neill by Deed from Larry G. Jordan and wife, Mattie Jordan of record in Instrument Number 20050705-0076506, Register's Office of Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

SUBJECT TO THE FOLLOWING:

1. 2006 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 21, Page 147, said Register's Office.
4. Subject to any and all easements which may affect the within described property.

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;

AND I COVENANT with the said Grantees 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 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.

This ( ) unimproved (XX) improved property is known as:

1302 Boscobel Street, Nashville, Tennessee 37206

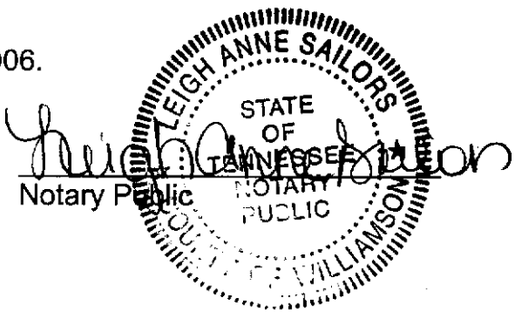
Witness our hands this 15th day of March, 2006.

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 bargainors with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of March, 2006.



Notary Public

My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $143,400.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of March, 2006.

Notary Public

My Commission Expires: 11/25/06

