This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17765.2006

Davidson County DEEDWARR
Recvd: 04/10/06 08:18 2 pgs
Fees:13.00 Taxes:177.60
20060410-0040755

NEW OWNER:
Michael W. O'Neill
1019 Millwood Avenue
Ashland City, Tn 37015

SEND TAX BILL TO:
Same

MAP & PARCEL:
071 12 0 221.00

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, we, **Rosalind R. Burkley, unmarried and Hernandez F. Burkley, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, 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, being Lot NO. 148 on the Map of Victory Heights Subdivision of record in Book 1130, Page 97, Register's Office for said County, to which reference is made for a more complete description.
>
> **Being the same property conveyed to Rosalind R. Burkley and Hernandez F. Burkley as joint tenants with the right of survivorship by Deed from Ray K. Binnion and wife, Mary Binnion of record in Book 8649, Page 459, Register's Office of Davidson County, Tennessee.**

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 easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 1130, Page 97, said Register's Office

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 WE COVENANT with the said Grantee that we are 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 WE FURTHER covenant and bind ourselves, our 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.

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:

802 Oneida Avenue, Nashville, Tennessee 37207

Witness our hands this 31st day of March, 2006.

Rosalind R. Burkley

Rosalind R. Burkley

Hernandez F. Burkley

Hernandez F. Burkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Rosalind R. Burkley and Hernandez F. Burkley the within named bargainor with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of March, 2006.

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 $48,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2006.

Notary Public

My Commission Expires: 7-24-07