This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060012.PFT

Davidson County DEEDWARR
Recvd: 04/13/06 11:01 2 pgs
Fees:13.00 Taxes:655.27
20060413-0042442

Send Tax Bills To:
American Mtg Express Corp.
136 Gaither Drive
Mt. Laurel, NJ 08054

New Owner is:
7441 Harrow Drive
Nashville, TN 37221

MAP: 142-2
PARCEL: 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jes Frederiksen and wife, Erica Frederiksen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer O'Neal and Adam O'Neal, wife and husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 145 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jes Frederiksen and wife, Erica Frederiksen by Deed from Karen L. Rounsaville a/k/a Karen L. Walker dated April 15, 2002, recorded April 23, 2002, in Instrument No. 20020423-0050081, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JE EF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of April, 2006.

GRANTOR:

Jes Frederiksen

Erica Frederiksen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jes Frederiksen and wife, Erica Frederiksen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of April, 2006.

Notary Public

MARCI HARPER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 7-14-09

My Commission Expires: 7-14-09

STATE OF TENNESSEE)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is $177,100.00.

Affiant

SWORN TO and subscribed before me this 4th day of April, 2006

NOTARY PUBLIC

MARCI HARPER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 7-14-09

My commission expires: 7-14-09