Davidson County DEEDWARR
Recvd: 05/23/06 11:40 2 pgs
Fees:13.00 Taxes:233.10
20060523-0060446

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2006.

Notary Public
My commission expires: 1-22-10

SHAWNA POWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

15-0605-150716

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer L. O'Neill	Franklin American Mortgage Co.	75-08-0-A- 031.00
~~031.00CO~~		
128 Brooke Castle Drive	501 Corporate Centre Drive, Suite 400	
Hermitage TN 37076	Franklin, TN 37067	

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, Madeline Billings unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. O'Neill, unmarried, 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 Unit No. 128, in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, of record in Book 6250, Page 627, as amended in Deed Book 6680, Page 905, re-recorded in Deed Book 6727, Page 762; revised in Book 6250, Page 691, as amended in Deed Book 6919, page 671, Register's Office for said County, to which plan reference is hereby made for a more complete description, and described in Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madeline Billings, a single woman by deed from Virginia Elizabeth Cooper, unmarried, dated February 24, 1998, of record in Book 10811, Page 88, 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 128 Brooke Castle Drive, Hermitage, TN 37076

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 22nd day of May, 2006.

Madeline Billings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Madeline Billings, 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 Hermitage, TN this 22nd day of May, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY