PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/07/06 08:32 3 pgs
Fees:18.00 Taxes:456.95
20060607-0067159

W & I Ref: Title No: 47918

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dennis O'Neill Mari O'Neill 567 Huntington Pkwy Nashville, Tennessee 37211	same

TAX MAP-PARCEL NUMBERS: 14716000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane V. Feemster, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis O'Neill and spouse, Mari O'Neill** hereinafter called the **Grantee**, Grantee's 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. 19 on the Plan of Whispering Hills, Section 5 of record in Book 3300, page 11 Register's Office for said County.

Said Lot No. 19 fronts 80.1 feet on the southerly margin of Millerwood Drive and extends back 125.0 feet on the easterly line and 192.0 feet on the westerly line to a broken line in the rear, measuring 112.5 feet thereon.

Being the same property conveyed to C. Ervin Feemster and wife, Diane V. Feemster by deed from Douglas H. Wooten and wife, Karen E. Wooten of record in Book 6880, page 472, Register's Office for said County. By Quitclaim Deed of record in Doc. No. 20050427-0046951, said Register's Office, subject property was conveyed to Diane V. Feemster.

C. Ervin Feemster, spouse of Diane V. Feemster, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300 Page 11, said Register's Office, which Plan shows a 60 foot minimum building setback line from Millerwood Drive and a 10 foot easement for public utility purposes along the easterly and rear lines of said lot. Restrictions of record in Book 3255, page 587, said Register's Office.

This instrument is executed on behalf of Diane V. Feemster and C. Ervin Feemster by Philip E. Feemster as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4904 Millerwood, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of June, 2006 .

Diane V. Feemster By: Philip E. Feemster, Atty-in-Fact.

Diane V. Feemster By:Philip E. Feemster, Atty-in-Fact

C. Ervin Feemster By: Philip E. Feemster, Atty-in-Fact

C. Ervin Feemster By:Philip E. Feemster, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 6th day of June, 2006 , before me the undersigned authority, personally appeared, Philip E. Feemster to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $123,500.00

Affiant

Sworn and subscribed before me this 6th day of June, 2006

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Philip E. Feemster** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Diane V. Feemster and C. Ervin Feemster**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2006

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Diane V. Feemster

TO: Dennis O'Neill and Mari O'Neill

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Philip E. Feemster, Affiant

Sworn to and subscribed before me this

6th day of June, 2006

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007