STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,050.00

Subscribed and sworn to before me, this 23 day of June, 2006.

My Commission Expires: 1/24/10 ~~8-12-06~~

Cynthia Ann Gore
~~Affiant~~ Notary Public

Leigh Anne Sadler
~~Notary Public~~ Affiant

CYNTHIA ANN GORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MICHAEL W. O'NEILL and CHRISTOPHER M. O'NEILL ~~408 AMBERTON COURT~~ 1019 Millwood Ave. ~~ANTIOCH, TN 37013~~ Ashland City, TN 37015 MAP & PARCEL NO. 176-01-0/047.00	Same

Davidson County DEEDWARR
Recvd: 06/30/06 09:21 2 pgs
Fees:13.00 Taxes:203.69
20060630-0078278

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHASE HOME FINANCE, LLC,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MICHAEL W. O'NEILL and CHRISTOPHER M. O'NEILL,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, page 511, corrected in Plat Book 7582, page 167, and Plat Book 9997, page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase Home Finance, L.L.C. by Trustee's Deed from Aaron Squyres as Successor Trustee and Tersa Larson as Co-Trustee, dated November 15, 2005, and filed of record on November 21, 2005, in Instrument No. 20051121-0139988, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *408 AMBERTON COURT, ANTIOCH, TN 37013*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED 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; AND WE

DO 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 9th DAY OF JUNE, 2006.

Chase Home Finance LLC

by: Joe Lanning, Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, Vice President, who, upon oath, acknowledged him/herself to be the Joe Lanning, Vice President of CHASE HOME FINANCE LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 9th day of June, 2006.

My Commission Expires: J. Kahl Commission # 1667440 Notary Public - California San Diego County My Comm. Expires May 16, 2010

Notary Public

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SPECIAL WARRANTY DEED

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