ADDRESS NEW OWNER and
SEND TAX BILLS:
MICHAEL O'NEILL
1019 Millwood Lane
Ashland City TN 37015

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 10 - 130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KIRKLAND DEFILS and wife, STACY DEFILS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MICHAEL O'NEILL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 21 on the Map of Dugger Brother's of the E. B. Rucker Lands, as of record in Book 1130, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kirkland Defils by deed dated February 23, 2006 and recorded March 30, 2006 of record in Instrument No. 20060330-0035891, Register's Office for Davidson County, Tennessee.

STACY DEFILS, wife of KIRKLAND DEFILS, joins in thei conveyance for the purpose of conveying all her marital right title and interest, including but not limited to homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2821 Bronte Ave, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 07/07/06 09:22 2 pgs
Fees:13.00 Taxes:325.60
20060707-0081472

Executed on this 5 day of July, 2006.

KIRKLAND DEFILS

STACY DEFILS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KIRKLAND DEFILS and STACY DEFILS, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:
10/4/09

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $88,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5 day of July, 2006.

NOTARY PUBLIC

My Commission Expires:
10/4/09

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

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