Record 1st

THIS INSTRUMENT PREPARED BY~~:~~ Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/14/06 10:04 1 pgs
Fees:13.00 Taxes:758.50
20060714-0084859

WARRANTY DEED

Address of New Owners:	Send Tax Bills to:	Parcel Number: 104-11M 6.00C0
2115 Ackin Avenue, Unit 6 Nashville, TN 37209	2115 Ackin Avenue, Unit 6 Nashville, TN 37209	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Lance L. Needham and Larry L. Needham

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Timothy P. O'Brien
a single person

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Unit 6, THE CHARDONNAY Condominiums, as established under Master Deed Exhibit C of record in Book 6789, Page 462, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Lance L. Needham and Larry L. Needham by Warranty Deed from Eugene Kanaly and wife, Corinne Kanaly, recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049503, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 2115 Ackin Avenue, Unit 6, Nashville, TN, 37209.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 23rd day of June, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

_____ (Seal)
Lance L. Needham

_____ (Seal)
Larry L. Needham

_____ (Seal)

_____ (Seal)

STATE OF ~~TENNESSEE~~ Alabama
~~COUNTY OF WILLIAMSON~~ State At Large

Personally appeared before me, Jamie S. Hornsby, a Notary Public in and for said County and State, Lance L. Needham and Larry L. Needham the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alabama this 13th, June 2006.

_____
Notary Public
My Commission Expires: 6-23-2009

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JAMIE S. HORNSBY NOTARY PUBLIC STATE AT LARGE ALABAMA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $205,000.00.

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

My Commission Expires June 2009

Affiant _____

Notary Public _____

My commission expires:
(Affix Seal)