This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18267.2006

Davidson County DEEDWARR
Recvd: 10/13/06 09:57 4 pgs
Fees:23.00 Taxes:942.40
20061013-0127263

NEW OWNER:
Edwin Christopher Sutherland

2701 Overhill Circle
Nashville, TN 37214

SEND TAX BILL TO:
Shea Mortgage, Inc.
155 W. Inverness Dr. Ste 100
Englewood, CO 80112

MAP & PARCEL:
095 05 0 205.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael W. O'Neill and Christopher M. O'Neill,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Edwin Christopher Sutherland** , married

hereinafter called the Grantees, their 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. 33 on the Plan of Bluefield Subdivision as shown on Plat of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Spring Valley Road at the southwest corner of the property conveyed to Betty Cantrell Bridge by deed of record in book 1847, Page 474, Register's Office for said County. Said point being 130 feet south of a line between lot 33 and 34; thence parallel to said line and along Briggs' south line easterly 225 feet to a point; thence south 187 feet to the northerly margin of Overhill Drive; thence along the easterly margin of Spring Valley Road northerly a total distance on said curve 372.7 feet to the point of beginning.

Being the same property conveyed Michael W. O'Neill and Christopher M. O'Neill by Substitute Trustee's Deed of record in Instrument Number 20060113-0005170, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2006 taxes are paid.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 843, Page 16, said Register's Office.
4. Subject to any and all easements which may affect the within described property.

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 and assigns, forever;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

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.

This ( ) unimproved (XX) improved property is known as:

2701 Overhill Circle, Nashville, Tennessee 37214

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as comtemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20061013-0127262 said Register's Office.

Witness our hands this 11th day of October, 2006.

Michael W. O'Neill

By: Christopher M. O'Neill
Attorney-in-Fact by Power of
Attorney of record in Instrument
Number 20061013-0125262
Register's Office of Davidson
County, Tennessee

Christopher M. O'Neill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Christopher M. O'Neill the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 11th day of October, 2006.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Christopher M. O'Neill to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael W. O'Neill, and further acknowledged that he executed same as the free act and deed of Michael W. O'Neill.

Witness my hand this 11th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $254,702.00.

Marie Bradford
Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of October, 2006.

Jamie Crutchfield
Notary Public

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.