This instrument prepared by:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File # 17572.2005

Davidson County DEEDWARR
Recvd: 11/02/06 11:02 2 pgs
Fees:13.00 Taxes:240.50
20061102-0136168

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	071 14 0 378.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry Foster and wife, Beverly Foster**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, hereinafter called the Grantee, his successors 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. 1 on the Plat of a Subdivision of the J. W. Christian 3 acre Tract, a plat of which is of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.
>
> Being the same property conveyed to Larry Foster and wife, Beverly Foster, by deed from Robert Jones and wife, Frances Jones, of record in Instrument No. 20050512-0053616, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2006 property taxes are being prorated and paid at closing.
2. All matters on the plan of record in Plat Book 547, page 102, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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, his successors and assigns, forever;

AND WE COVENANT with the said Grantee 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 improved property is known as: 9 Richardson Avenue, Nashville, TN 37207.

WITNESS MY HAND this 27th day of October, 2006, in Franklin, Tennessee.

LARRY FOSTER

BEVERLY FOSTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Larry Foster and wife, Beverly Foster, 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 Franklin, Tennessee, this 27th day of October, 2006.

NOTARY PUBLIC

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 27th day of October, 2006, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

17572.2005/las
O'Neill Michael 9 Richardson Ave WD