This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18291.2006

Davidson County DEEDWARR
Recvd: 12/05/06 16:07 3 pgs
Fees:18.00 Taxes:688.20
20061205-0150335

(1)

NEW OWNER:
Donna Hammonds
Philip Hayes, Jr.
1410 10th Avenue North
Nashville, TN

SEND TAX BILL TO:
Same

MAP & PARCEL:
081 12 0 390.00

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, I, **Michael O'Neill,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Donna Hammonds, a single person and Philip R. Hayes, Jr., a single person**, 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 the southerly 33-1/3 feet of Lot No. 147 on the Plan of the Town of McGavock as shown on Plat of record in Plat Book 21, Page 23, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael O'Neill by Substitute Trustee's Deed from Amy Smith, Substitute Trustee, of record in Instrument Number 20050830-0103714, 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 easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 21, Page 23, said Register's Office.

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 I COVENANT with the said Grantees that I am 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 I FURTHER covenant and bind myself, my 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:

1410 10th Avenue North, Nashville, Tennessee

Witness my hand this 4th day of December, 2006.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. 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 4th day of December, 2006.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of December, 2006.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Notary Public

My Commission Expires: 11/24/07