WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brendan O'Neill	U.S. Bank Home Mortgage	Map 032
4376 Summertime Dr.	4801 Frederica Street	Group 13-0
Nashville, TN 37207	Owensboro, KY 42301	Parcel 109.00

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

Michelle Slocum, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brendan O'Neill
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the Plan of Timbertrail, Section 7, of record in Plat Book 6900, Page 664, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michelle Slocum by deed from Michael V. Hart and wife, Debra L. Hart, of record in Instrument 20021112-0139938, dated October 25, 2002, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 6900, Page 664; and (3) Sanitary Sewer Easement of record in Book 5955, Page 552 and Book 5968, Page 654, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4376 Summertime Dr., Nashville, TN 37207

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

Witness my hand this 18 day of December, 2006.

Michelle Slocum
Michelle Slocum

Davidson County DEEDWARR
Recvd: 12/28/06 08:53 2 pgs
Fees:13.00 Taxes:395.53

20061228-0159865

STATE OF PENNSYLVANIA
COUNTY OF LACKAWANNA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Slocum, 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 this 18 day of December, 2006.

My Commission Expires: 6/15/2010

Phyllis Wint
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Phyllis Wint, Notary Public
City of Scranton, Lackawanna County
My Commission Expires June 15, 2010

Return to:
Realty Title & Escrow
383 Johnny Cash Pkwy
Ste 140
Hendersonville, TN 37075