This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18474.2006

Davidson County DEEDWARR
Recvd: 01/05/07 12:24 3 pgs
Fees:18.00 Taxes:277.50
20070105-0002267

(2)

NEW OWNER:
Angela Caline Bundle
600 North 5th Street
Nashville, TN 37206

SEND TAX BILL TO:
Same

MAP & PARCEL:
082 07 0 451.00

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, **Michael W. O'Neill,** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Angela Caline Bundle, unmarried,** hereinafter called the Grantee, her 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. 47 on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, Page 55, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of North 5th Street, at the corner of Lots No. 46 and 47; thence with the line between said lots, westerly 117.24 feet to the east margin of an alley; thence with the margin of said alley, southerly 23.4 feet to the beginning of a curve; thence around said curve, southeasterly 31.83 feet to the north margin of Marina Street; thence with the margin of the same, easterly 35.3 feet to the concrete monument; thence around a curve northeasterly 72.83 feet to the point of beginning.

Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed from Wells Fargo Home Mortgage, Inc. June 7th, 2006 and of record in Instrument No. 20060627-0076944, Register's Office of Davidson County, TN and further being the same property conveyed to Wells Fargo Bank, N.A. successors by merger to Wells Fargo Home Mortgage, Inc. by Trustee's Deed dated January 24, 2006 in Instrument Number 20060130-0011112, Register's Office of Davidson County, Tennessee and further being the same property conveyed to Pamela Smith by Deed dated June 30, 2004 from John D. Denton of record in Instrument Number 20040712-0082553, Register's Office for 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 3300, Page 55, 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 Grantee, her heirs and assigns, forever;

AND Michael W. O'Neill does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Michael W. O'Neill further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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:

600 North 5th Street, Nashville, Tennessee 37206

Witnessed this 29th day of December, 2006.

Michael W. O'Neill

Michael W. O'Neill

By: Leigh Anne Sailors

Leigh Anne Sailors
Attorney-in-Fact per Power of Attorney of record in Instrument Number
20070105-0009366
Register's Office of Davidson County, Tennessee

File # 18474.2006 las
O'Neill-Bundle Deed
600 North 5th Street

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Leigh Anne Sailors 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 she executed same as the free act and deed of Michael W. O'Neill.

Witness my hand this 29th day of December, 2006.

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of December, 2006.

Notary Public

My Commission Expires: 7-24-07