This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File # 18523.2007

BOX **10-A**

Davidson County DEEDWARR
Recvd: 01/16/07 14:02 3 pgs
Fees:18.00 Taxes:569.80
20070116-0006264

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Raymond S. Kinzounza 408 Amberton Court Antioch, TN 37013	~~Same~~ SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	176 01 0 047.00

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, **Christopher M. O'Neill, a married man, and Michael W. O'Neill, a married man,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Raymond S. Kinzounza and wife, Ghislaine B. Kinzounza,** 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. 75 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, Page 511, corrected in Plat Book 7582, Page 167, and Plat Book 9997, Page 844, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. O'Neill and Christopher M. O'Neill by Deed from Chase Home Finance, LLC of record in Instrument Number 20060630-0078278, Register's Office of Davidson County, Tennessee.

THE PROPERTY BEING CONVEYED IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

SUBJECT TO THE FOLLOWING:

1. 2007 taxes are a lien but are not yet due and payable.
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. Restrictive Covenants of record in Book 7422, Page 235, Book 7422, Page 301, Book 7857, Page 94, Book 9678, Page 187 and Book 9764, Page 44, said Register's Office.

5. Subject to any and all notes and matters on the Plan of record in Plat Book 6900, Page 511, corrected in Plat Book 7582, Page 167 and Plat Book 9997, Page 844, 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 we do 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:

408 Amberton Court, Antioch, Tennessee 37013

Witnessed this 12th day of January, 2007.

Christopher M. O'Neill

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Christopher M. O'Neill and Michael W. O'Neill, 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 this 12th day of January, 2007.

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 $154,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of January, 2007.

Notary Public

My Commission Expires:

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010