This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18463.2006

Davidson County DEEDWARR
Recvd: 01/18/07 12:15 3 pgs
Fees:18.00 Taxes:502.83
20070118-0007401

NEW OWNER:
Sean P. Norton
Nicole M. Calcote
802 Oneida Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Same

MAP & PARCEL:
071 12 0 221.00

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 W. O'Neill,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Sean P. Norton, an unmarried man, and Nicole M. Calcote, an unmarried woman,** 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. 148 on the Map of Victory Heights Subdivision of record in Book 1130, Page 97, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Michael W. O'Neill by Deed from Rosalind R. Burkley and Hernandez F. Burkley as joint tenants with the right of survivorship of record in Instrument Number 20060410-0040755, Register's Office of Davidson County, Tennessee.

The property being conveyed herein is not the principal residence of the Grantor.

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. Subject to any and all notes and matters on the Plan of record in Plat Book 1130, Page 97, 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 do 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:

802 Oneida Avenue, Nashville, Tennessee 37207

Witness my hand this 16th day of January, 2007.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of January, 2007.

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 $135,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of January, 2007.

Notary Public

My Commission Expires: 7-24-07