PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(__gj___) Title No: 48426
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/31/07 13:59 2 pgs
Fees:13.00 Taxes:588.30
20070131-0012947

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard N. Armstrong Shelley D. Armstrong 4904 Millerwood Drive Nashville, Tennessee 37211	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 14716000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis O'Neill and spouse, Mari O'Neill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard N. Armstrong and spouse, Shelley D. Armstrong** hereinafter called the **Grantee**, Grantee's 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. 19 on the Plan of Whispering Hills, Section 5 of record in Book 3300, page 11, Register's Office for said County.

Said Lot No. 19 fronts 80.1 feet on the southerly margin of Millerwood Drive and extends back 125. feet on the easterly line and 192.0 feet on the westerly line to a broken line in the rear, measuring 112.5 feet thereon.

Being the same property conveyed to Dennis O'Neill and spouse, Mari O'Neill by deed from Diane V. Feemster, married of record in Doc. No. 20060607-0067159, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 11, said Register's Office, which Plan shows a 60 foot minimum building setback line from Millerwood Drive and a 10 foot easement for public utility purposes along the easterly and rear line(s) of said lot; Restrictions of record in Book 3255, page 587, said Register's Office.

This is improved property, known as: 4904 Millerwood Dr., Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 2007.

Dennis O'Neill

Mari O'Neill

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2007 , before me the undersigned authority, personally appeared Dennis O'Neill, Mari O'Neill , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public