RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/16/07 11:59 3 pg
Fees:18.00 Taxes:547.23
20070216-0019801

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18586.2007

NEW OWNER:
Christopher J. Pandolfi
2821 Bronte Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Same

MAP & PARCEL:
072 10 0 130.00

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, I, **Michael O'Neill,*** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Christopher J. Pandolfi,**** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

*married **unmarried

Land in Davidson County, Tennessee being Lot No. 21 on the Plan of Map of part of the subdivision of the E. B. Rucker Land on Bronte Avenue also known as the Map of Dugger Brother's of the E. B. Rucker Lands, of record in Plat Book 1130, Page 20, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael O'Neill by Deed from Kirkland Defils and wife, Stacy Defils of record in Instrument Number 20060707-0081472, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2007 taxes are a lien and 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 20, 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, his heirs and assigns, forever;

AND I do covenant with the said Grantee 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 Grantee, his 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:
2821 Bronte Avenue, Nashville, Tennessee 37216

*I, Elizabeth L. Burrow, spouse of Michael W. O'Neill also join in this conveyance for the sole purpose of conveying any and all marital rights that I may have in the within described property by virtue of my marriage to Michael W. O'Neill.

Witnessed this 13th day of February, 2007.

Michael O'Neill

Elizabeth L. Burrow
By: Michael W. O'Neill, Atty. In Fact
Pursuant to POA of record in
Instrument Number 20041206-0144653,
Register's Office of Davidson County,
Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael 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 13th day of February, 2007.

Notary Public

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Michael W. O'Neill 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 Elizabeth L. Burrow, and further acknowledged that he executed same as the free act and deed of Elizabeth L. Burrow.

Witness my hand this 13th day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of February, 2007.

Notary Public

My Commission Expires: 03-22-2008