This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18597.2007

Davidson County DEEDWARR
Recvd: 03/01/07 14:45 3 pgs
Fees:18.00 Taxes:303.40
20070301-0025551

**NEW OWNER:**
Thomas Allen Holt
1010 Meridian Street
Nashville, TN 37207

**SEND TAX BILL TO:**
Same

**MAP & PARCEL:**
082 03 0 237.00

# 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 W. O'Neill,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Thomas A. Holt, Jr.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit: Being the north 10 feet of Lot No. 51 and the south 40 feet of Lot No. 52 on the Map of Division 3 of the Benedict Land Company's Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for said County. Said part of said lots adjoin and fronts 50 feet on the westerly side of Meridian Street and run back between parallel lines 173-1/2 feet to an alley.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Pledged Property II, LLC of record in Instrument Number 20001206-0120071, Register's Office of Davidson County, Tennessee.

**The above described property 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 332, Page 40, said Register's Office.

5. Easement for sanitary sewer and/or storm drainage of record in Book 4479, Page 518, 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:

1010 Meridian Street, Nashville, Tennessee 37207

Witness my hand this 28th day of February, 2007.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 28th day of February, 2007.

MCE- 8.28.2010

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of February, 2007.

Notary Public

My Commission Expires:_____

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010