Davidson County DEEDWARR
Recvd: 04/13/07 11:14 2 pg
Fees:13.00 Taxes:518.00

20070413-0044638

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211th
VT-07300067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of APRIL, 2007

Notary Public

MY COMMISSION EXPIRES

VICTORY TITLE & ESCROW, LLC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN Commission Expires OCT. 24, 2010

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER E. VONHOPFFGARTEN	**SAME**	**182-00-0-075.00**
5864 Cane Ridge Rd.		
Antioch, TN 37013		

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,

JO ANN O'NEAL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PETER E. VONHOPFFGARTEN AND WIFE, SANDRA A. VONHOPFFGARTEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the Fifth Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Arbo Engineering Company, March 11th , 1967, as follows, to-wit:

Beginning at a spike set in the center line of Cane Ridge Road, said point being the northeast corner of the property owned by Davidson County Board of Education by deed of record in Book 381, page 600, Register's Office for Davidson County, Tennessee; thence North 35 deg. 45 min. West, along the center line of Cane Ridge Road, 280.0 feet to a spike; thence South 71 deg. 45 min. West, 501.6 feet to an iron pin; thence South 00 deg. 35 min. West, 136.0 feet to an iron pin; thence South 85 deg. 20 min. East, 472.6 feet to an iron pin; thence North 58 deg. 30 min. East, 199.7 feet to the point of beginning and containing 3.18 acres, more or less.

Being the same property conveyed to William E. O'Neal and wife, Jo Ann O'Neal by Quitclaim Deed from Mildred M. Scott, a widow and Jo Ann O'Neal, a married woman, dated 8-19-86 and recorded 2-6-87 in Book 7130, page 609, and being previously conveyed to Mildred M. Scott and Jo Ann O'Neal by Quitclaim Deed from Mildred M. Scott, recorded 12-22-81 in Book 5833, page 235, and being previously conveyed to Mildred M. Scott by Quitclaim Deed from William Earl O'Neal and wife, Jo Ann E. O'Neal, recorded 8-1-67 in Book 4157, page 594, and being a portion of the same property previously conveyed to William Earl O'Neal and wife, Jo Ann E. O'Neal by Warranty Deed from Ben C. Leverette and wife, Sarah B. Leverette, recorded 2-25-65 in Book 3864, page 353, all of record in the Register's Office for Davidson County, Tennessee. The said William E. O'Neal having since died, leaving property vested in Jo Ann O'Neal

This is improved (X) property known as **6031 CANE RIDGE ROAD, ANTIOCH, TN 37013**
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, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do 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.

Witness our hands this 11th day of APRIL, 2007.

JO ANN O'NEAL

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JO ANN O'NEAL, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LaVergne, Tennessee, this 11th day of APRIL, 2007.

Commission Expires: 10/24/10

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2007, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2007.

Commission Expires:_____

_____
Notary Public