ADDRESS NEW OWNER and
SEND TAX BILLS:
SOUTHEAST REAL ESTATE
DEVELOPMENT, LLC
PO Box 282102
Nashville TN 37228

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
82 - 3 - 517

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND DOLLARS ($100,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CHRISTOPHER O'NEILL, married, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to SOUTHEAST REAL ESTATE DEVELOPMENT, LLC, hereinafter called GRANTEE, its heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 and the southerly 44 feet of Lot No. 41 on the Plan of Sharp and Crutcher's Addition to northeast Nashville as of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher O'Neill by deed dated December 23, 2003 and recorded February 9, 2004 of record in Instrument No. 20040209-0015188, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 923 N. 5th Street, Nashville, Tennessee 37207.

This is not, nor has it ever been the Grantor's residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/15/07 11:40 2 pgs
Fees:13.00 Taxes:370.00
20070515-0058125

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 9 day of May, 2007.

CHRISTOPHER O'NEILL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHRISTOPHER O'NEILL, the within named bargainor 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 at office this 9 day of May, 2007.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10th day of May, 2007.

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires:

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989