THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/01/07 10:06 5 pgs
Fees:28.00 Taxes:532.80

20070601-0064999

Address New Owner(s)
Anthony A. DeSoto and Michelle A. DeSoto
2119 Lady Clare Walk
Manteca, CA 95336

Send Tax Bills To:
Anthony A. and Michelle A. DeSoto
2119 Lady Clare Walk
Manteca, CA 95336

Map & Parcel Nos.:
142-09-0-012.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **13 day of April, 2007**, by and between **Mary O'Neil**, party of the first part, and **Anthony A. DeSoto and Michelle A. DeSoto**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY FOUR THOUSAND AND 00/100 DOLLARS ($144,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Harpeth Estates, Section Two, of record in Book 4175, Page 23, Register's Office for said County.

Said Lot No. 16 fronts 90.0 feet on the southerly margin of George Gaines Road and extends back 131.6 feet on the easterly line and 123.7 feet on the westerly line to a dead line in the rear, measuring 104.47 feet thereon.

Being the same property conveyed to William S. O'Neil, Trustee of the William S. O'Neil Living Trust, established by the Revocable Trust Agreement of William S. O'Neil, dated June 23, 2004 from William S. O'Neil by deed dated September 14, 2005, of record in Instrument No. 20051013-0123232 in the records for Davidson County, TN.

Being the same property conveyed to William S. O'Neil from Mary Lee Proctor O'Neil by deed dated September 14, 2005, of record in Instrument No. 20050916-0111778 in the records for Davidson County, TN.

Being the same property conveyed to William S. O'Neil et ux Mary L. O'Neil from Zack R. Cheek et ux Emelyn T. Cheek by deed dated August 3, 1977, of record in Book 5180, Page 313 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mary O'Neil

Mary O'Neil

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary O'Neil** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **13 day of April, 2007**.

My commission expires: 3-20-10

Libby L. Brager

Notary Public

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$144,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

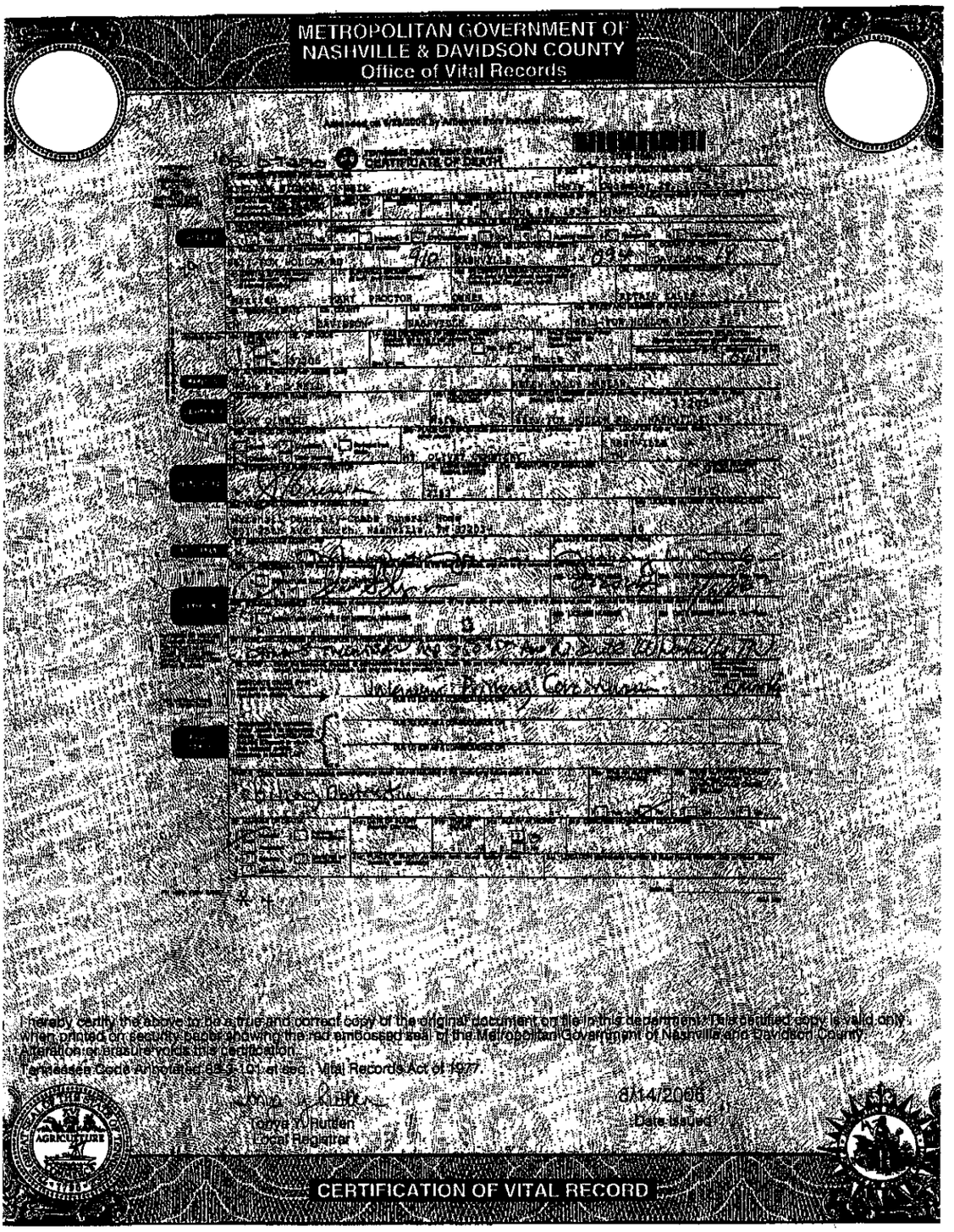
Subscribed and sworn to before me, this **13 day of April, 2007**.

Libby L. Brager

PROPERTY ADDRESS:
7435 George Gaines Road
Lot 16, Harpeth Estates, Sect. II
Nashville, TN 37221

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 20, 2010

METROPOLITAN GOVERNMENT OF
NASHVILLE & DAVIDSON COUNTY
Office of Vital Records



I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.
Tennessee Code Annotated, 68-3-101 et seq., Vital Records Act of 1977.

Tonya Y. Hutten
Local Registrar

8/14/2006
Date Issued

CERTIFICATION OF VITAL RECORD

COPY

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400



CERTIFICATE OF TRUST

THE WILLIAM S. O'NEIL LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned Trustee, after being duly sworn according to law, states that, pursuant to Tennessee Code Annotated Sections 26-4-101 and 35-50-126, the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The William S. O'Neil Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on June 23, 2004.

2. **Trustor, Currently Acting Trustee(s), and Successor Trustee(s).** The name of the Trustor is William S. O'Neil. The name of the Currently Acting Trustee is William S. O'Neil. The name(s) of the Successor Trustee(s), in order of service, is/are: Mary Lee Proctor O'Neil; Catherine O'Neil; and AmSouth Bank.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee, and incorporates by reference, the powers described in Tennessee Code Annotated Section 35-50-110. If relevant to the purposes for this Certificate of Trust, a copy of selected provisions of the Trust pertaining to the administrative and/or managerial powers of the Trustee shall be attached hereto as Schedule A.

4. **Revocability.** The Trust is revocable. The person having the power to revoke the Trust is the Trustor.

5. **Signature Authority of Multiple Trustees or Multiple Successor Trustees.** The Trust provides that multiple Trustees or multiple Successor Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee.

6. **Proof of Succession of Successor Trustee(s).** The Trust designates one or more Successor Trustee(s). Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

X10'

the fee is charged. If two or more individuals serve at the same time, they shall each receive an equal share of the fee as determined above, unless they agree to divide the fee otherwise.

ITEM 10
ADMINISTRATIVE PROVISIONS

A. **Powers of Trustee.** In addition to, and without in any way limiting the powers conferred by law, the Trustee shall have with respect to any and all property at any time constituting a part of any trust estate hereunder the following rights, powers, authority and discretion, all of which shall survive the termination of the trust to the extent required to complete the Trustee's obligations hereunder:

1. To retain all or any part of the property transferred to the Trustee regardless of any lack of diversification, risk or non-productivity.

2. To invest and reinvest all or any part of any trust estate in such stocks, bonds, other securities or other property, real or personal, as the Trustee may deem advisable and proper, without regard to any law or rule of court limiting the property that a trustee may exchange or purchase. Tennessee Code Annotated Section 35-3-117(i) shall not apply to any individual person serving as Trustee hereunder.

3. To sell or exchange at any time all or any part of any trust estate at such time, upon such terms, in such amount and at such price as shall seem advisable and proper to the Trustee and to execute good and sufficient assignments, deeds, bills of sale and other instruments of transfer thereon.

4. To execute leases and subleases with respect to any real estate forming a part of any trust estate for any term notwithstanding the duration of any trust hereunder.

5. To borrow money and to mortgage or pledge any portion or asset of any trust estate.

6. To take any action with respect to conserving or realizing upon the value of any trust estate; to take any action with respect to foreclosures, reorganizations or other changes affecting any trust estate; to collect, pay, contest, compromise or abandon demands of or against any asset comprising any trust estate wherever situated or against the Trustee; and to execute contracts, notes, conveyances and other instruments.

7. To keep any property in bearer form or in the name of a nominee with or without disclosure of any fiduciary relationship.

8. To exercise any subscription right in connection with any security constituting a part of any trust estate.

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