Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Richard Pickering
815 Running Deer
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP	**142-8**
GROUP	**B**
PARCEL	**89.00 CO**

Davidson County DEEDWARR
Recvd: 06/05/07 10:03 3 pgs
Fees:18.00 Taxes:669.33
20070605-0066806

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy J. O'Neill and wife, Maureen Therese O'Neill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Richard Pickering, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Timothy J. O'Neill and wife, Maureen Therese O'Neill by deed from Tori S. Wimberly (and husband, John Wimberly), Tami S. McDowell, unmarried, Trisi S. Larish (and husband, Kenneth Larish), and John T. Stevenson, Jr.. Unmarried, being devisees under the Last Will and Testament of Harriette Hunter Husband Stevenson, of record as part of Docket No. O3P1286 in the Seventh Circuit Court, Probabe Division for Davidson County, Tennessee of record in Instrument no. 20040105-0001355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **815 Running Deer, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS our hands this the **31st** day of **May, 2007.**

Timothy J. O'Neill

Maureen Therese O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy J. O'Neill and Maureen Therese O'Neill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $180,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

Exhibit "A"

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 89 OF PHASE IV, CORONADA TOWNHOME CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 217, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH THE SOURCE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.