WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER S. DUNLAP

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. O'Neill	Regions Mortgage, Inc.	91-16
(NAME)	(NAME)	(MAP)
306 47th Avenue North	605 South Perry Street	86
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William Christie, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher M. O'Neill, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the south 50 feet of Lot No. 512 and the south 50 feet of the westerly 10 feet of Lot No. 510, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for Davidson County, TN, described in accordance with a survey and plat by Hickerson-Miller, Engineers, Surveyors, dated October 26, 1955, as follows:

Beginning at an iron pin in the east margin of 47th Avenue North, said pin being located 130 feet south of the southeast intersection of the margin of Elkins Avenue and 47th Avenue North; running north 84 deg. east 70 feet to an iron pin; thence south 6 deg. east 50 feet to an iron pin located in the north margin of an alley; thence south 84 deg. west 70 feet with the north margin of an alley to an iron pin located in the east margin of 47th Avenue North; thence north 5 deg. west 50 feet with the east margin of 47th Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to William Christie and wife, Kelly Christie, by deed from Jewel Clark Crandall and Jane Clark Williams Robinson, dated April 12, 2000, of record in Instrument No. 20000414-0037716, and further conveyed to William Christie, by Quitclaim Deed from Kelly Christie, dated April 25, 2007, of record in Instrument No. 20070516-0058735, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 306 47th Avenue North, Nashville, Tennessee 37209

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 my/our hand(s) this 14th day of June, 2007.

William Christie

Davidson County DEEDWARR
Recvd: 06/18/07 11:29 2 pgs
Fees:13.00 Taxes:490.25

20070618-0072513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Christie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of June, 2007.

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/19/09

