This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18844.2007

BOX 10-A
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 06/29/07 11:17 3 pgs
Fees:18.00 Taxes:587.93
20070629-0077813

NEW OWNER:
Kimberly G. Day
1412 Stainback Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mtg
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL:
071 11 0 243.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael W. O'Neill, a married man,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Kimberly G. Day, an unmarried woman**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot Nos. 171 and 172 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lot Nos. 171 and 172 front 25 feet each on the westerly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Shirley Arnold, married, of record in Instrument Number 20001026-0106294, Register's Office of Davidson County, Tennessee.

****THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

SUBJECT TO THE FOLLOWING:

1. 2007 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page 14, said Register's Office.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This ( ) unimproved (XX) improved property is known as:

1412 Stainback Avenue, Nashville, Tennessee 37207

Witnessed this 28th day of June, 2007.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, 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 this 28th day of June, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV 22 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $158,900.00.

Amy Adams Gowan
Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of June, 2007.

Kathy Snider
Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010