This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18839.2007

Davidson County DEEDWARR
Recvd: 07/30/07 10:09 3 pgs
Fees:18.00 Taxes:481.00
20070730-0089932

NEW OWNER:
Angeline Yi
1035 Sharpe Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Same

MAP & PARCEL:
083 01 0 099.00

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,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Angeline M. Yi, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 51 on the Plan of Jones & Bradford Subdivision, of record in Book 161, Page 142, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. O'Neill by Deed from Larry G. Jordan and wife, Mattie Jordan of record in Instrument Number 20050705-0076508, Register's Office of Davidson County, Tennessee.

****THE ABOVE DESCRIBED 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 161, Page 142, 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 improved property is known as: 1035 Sharpe Avenue, Nashville, Tennessee 37206.

Witness my signature this 18th day of July, 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 18th day of July, 2007.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 18th day of July, 2007.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY