(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/07 09:06 2 pg
Fees:13.00 Taxes:129.50
20071031-0128146

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. O'Neill (NAME)	same as new owner (NAME)	MAP & PARCEL
1019 Millwood Ave ~~938 Silverdene Place~~ (ADDRESS)	(ADDRESS)	08212025500
Ashland City, TN 37015 ~~Nashville, TN 37206~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aubrey Hiam and James Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. O'Neill

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of D.D. Philips Silverdene Park Subdivision, a shown on plat of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Aubrey Hiam and James Roberts by Substitute Trustee's Deed dated July 27, 2007 from Amy Smith, Substitute Trustee of record in Instrument No. 20070730-0090043, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF D.D. PHILIPS SILVERDENE PARK SUBDIVISION AS SHOWN ON PLAT OFRECORD IN PLAT BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

unimproved ( )
This is improved (X) property, known as 938 Silverdene Place, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 26th day of October, 2007

Aubrey Hiam

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Hiam and James Roberts

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of October, 2007.

Commission expires 3-20-10

Diane L. Gregory
Notary Public

DEANNE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public