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

Davidson County DEEDWARR
Recvd: 12/18/07 09:00 2 pgs
Fees:13.00 Taxes:2035.00
20071218-0144957

ADDRESS NEW OWNER:
Michael O'Neal
4322 Sneed Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of America, N.A.
414 Union Street
Nashville, TN 37289

MAP 130-8
GROUP
PARCEL 51.00

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **M. Clark Spoden, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael O'Neal and wife, Juli G. O'Neal**, 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:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 22 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said part of Lot No. 22 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to the westerly line of Lot No. 39.

Being the same property conveyed to M. Clark Spoden, unmarried by deed from G. Philip Anderson and wife, Mary S. Anderson, of record in Book 9984, page 240, Register's Office for Davidson County, Tennessee; further being conveyed to M. Clark Spoden and wife, Emily L. Spoden, by Quitclaim Deed from M. Clark Spoden, of record in Instrument #20010827-0092068, Register's Office for Davidson County, Tennessee; further being conveyed to M. Clark Spoden by Quitclaim Deed from Emily L. Spoden, of record in Instrument #20061220-0156831, 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 **4322 Sneed Road, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his 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 my hand this the **14th** day of **December, 2007.**

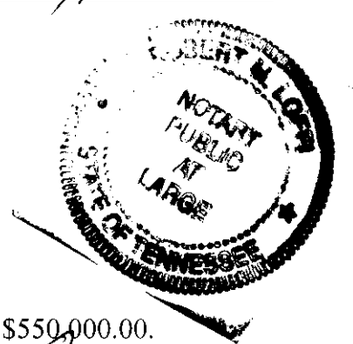
M. Clark Spoden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **M. Clark Spoden**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of December, 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 $550,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

