1st

This Instrument Prepared By:
Thomas I. Bottorff, Attorney, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Randall K. Reeves
4313 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
801 Cresent Centre Drive, Suite 510
Franklin, TN 37067

MAP 132-5
GROUP
PARCEL 57.00

Davidson County DEEDWARR
Recvd: 02/06/08 14:04 2 pgs
Fees:13.00 Taxes:1180.30
20080206-0012470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael David O'Neal, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Randall K. Reeves and wife, Amanda H. Reeves,** 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Glendale Park, Section 1, of record in Plat Book 1130, page 45, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Said Lot No. 15 fronts 100 feet on the westerly margin of Lealand Lane formerly known as Glendale Drive and extends back 205 feet on the northerly line and 210.5 feet on the southerly line to a dead line in the rear, measuring 93 feet thereon.

Being the same property conveyed to Michael David O'Neal, unmarried, by deed from Julie M. Speyer and husband, Matthew T. Speyer of record in Book 10477, page 459, 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 2008 and subsequent years.

This is **improved** property known as **4313 Lealand Lane, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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.

*Julie G. O'Neal, spouse of Michael David O'Neal, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

#07-5760

WITNESS our hands this the **1st** day of **February, 2008.**

Michael David O'Neal

Julie G. O'Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael David O'Neal and Julie G. O'Neal**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of February, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $319,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE