This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19248.2008

Davidson County DEEDWARR
Recvd: 03/05/08 15:31 4 pgs
Fees:23.00 Taxes:665.63
20080305-0022306

NEW OWNER:
Byron E. Herlong
952-A Strouse Ave.
Nashville, TN 37206

SEND TAX BILL TO:
Same

MAP & PARCEL:
~~072 13 00 225.00~~
071130A225.00

WARRANTY DEED

For and in 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, **Michael W. O'Neill and Eric Crafton,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Byron E. Herlong III, an unmarried man,** 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 No. 1 on the Plan of Resubdivision of the Consolidation of Lot 186 of Trevecca, Subdivision of Renraw, of record in Instrument Number 20040527-0062249, amending Plat in Instrument Number 20020830-0105356 and Plat Book 6050, Page 86, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Eric Crafton, as to a one-half undivided interest by assumption warranty deed from Michael W. O'Neill of record in Instrument Number 20040604-0065922, Register's Office of Davidson County, Tennessee and further being a part of the same property conveyed to Michael W. O'Neill by quitclaim deed from Eric Crafton of record in Book 11665, Page 556, Register's Office of Davidson County, Tennessee and further being the same property conveyed to Michael W. O'Neill and Eric Crafton by deed from United Companies Lending Corporation of record in Book 11442, Page 888, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2008 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 Book 6050, Page 86, Instrument Number 20020830-0105356 and Instrument Number 20040527-0062249, 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, his heirs and assigns, forever;

AND we do covenant with the said Grantee that we are 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 we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

This is improved property is known as: 952-A Strouse Avenue, Nashville, Tennessee 37206

Witness our signatures this 28th day of February, 2008.

Michael W. O'Neill

Eric Crafton

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 February, 2008.

Notary Public

My Commission Expires: 8/28/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Eric Crafton, 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 February, 2008.

Notary Public

My Commission Expires: 8/28/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

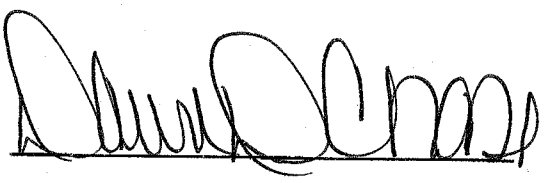
Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of February, 2008.

Notary Public

My Commission Expires:

I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

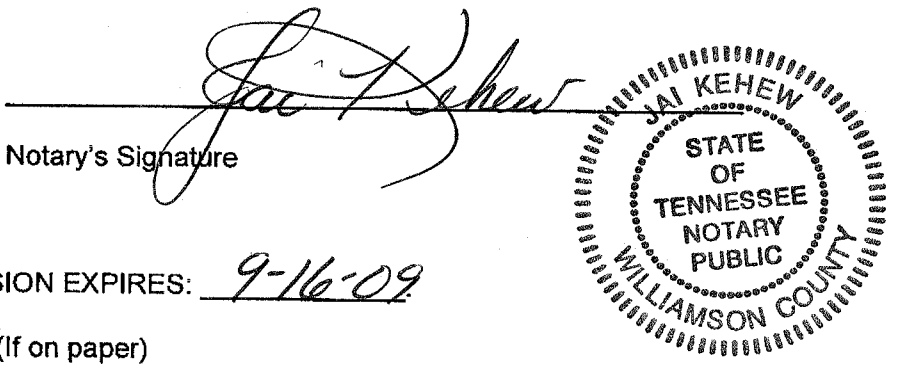


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).