PLEASE RETURN TO: GRISSIM TITLE
2309 CREST MOOR RD STE 300
NASHVILLE TN 37215

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19334.2008

Davidson County DEEDWARR
Recvd: 04/03/08 10:00 3 pgs
Fees:18.00 Taxes:259.00
20080403-0033612

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeffrey L. Howard 705 S 14th St. Nashville TN 37206	705 South 14th Street Nashville, TN 37206 Jeffrey L. Howard MS	082 12 0 197.00

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,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeffrey L. Howard, an unmarried person,** 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. 45 in Neill S. Brown's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, Page 50, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Walter Holloway, unmarried, of record in Instrument Number 20010530-0055811, Register's Office of Davidson County, Tennessee.

****The above described property is not the principal residence of the Grantor****

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 Plat Book 57, Page 50, 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 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, 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: 108 McFerrin Avenue, Nashville, Tennessee 37206

Witness my signature this 28th day of March, 2008.

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 28th day of March, 2008.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

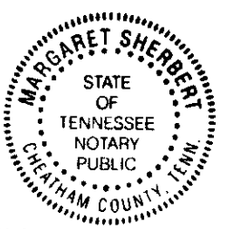
The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

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

Notary Public

My Commission Expires: 6/5/11



My Commission Expires JUNE 5, 2011