Davidson County DEEDWARR
Recvd: 05/01/08 14:14 2 pg
Fees:13.00 Taxes:596.35

20080501-0044639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

08-4060

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,175.00

Ebony C. Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2008.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 3/15/10

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, TN 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony C. Gilbert	Shore Mortgage	25-16
(NAME)	(NAME)	
109 Moss Trail	770 South Adams Road, Suite 300	24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Birmingham, MI 48009	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 J. O'Neal and wife Joyce R. O'Neal and The Trustee of the Michael J. O'Neal Living Trust dated June 14, 2001, and The Trustee of the Joyce R. O'Neal Living* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ebony C. Gilbert

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:

Being Lot No. 43 on the Plan of Goodlettsville Heights, Section 3, of record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to The Michael J. O'Neal and Joyce R. O'Neal Revocable Living Trust, by deed from Michael J. O'Neal and wife, Joyce R. O'Neal, of record in Instrument No. 20071219-0145694, Register's Office for Davidson County, Tennessee. The said deed erroneously conveyed the property to The Michael J. O'Neal and Joyce R. O'Neal Revocable Living Trust when it should have been conveyed to the Trustee of the Michael J. O'Neal Living Trust dated June 14, 2001, and the Trustee of the Joyce R. O'Neal Revocable Living Trust, dated June 14, 2001.

*Trust dated June 14, 2001

This is improved property known as 109 Moss Trail, Goodlettsville, TN 37072

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 their hands this 29th day of April, 2008.

Michael J. O'Neal

Joyce R. O'Neal

Michael J. O'Neal, Trustee

Joyce R. O'Neal, Trustee

08-4060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Michael J. O'Neal the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 29th day of April, 2008

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Michael J. O'Neal and wife Joyce R. O'Neal, Michael J. O'Neal, Trustee & Joyce R. O'Neal, Trustee the bargainors, 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 Goodlettsville, Tennessee, this 29th day of April, 2008

My commission expires 3/15/10

_____
Notary Public Janis L. Duree