I, Thomas N. Jones, 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.

THOMAS N. JONES

Davidson County DEEDWARR
Recvd: 05/15/08 16:15 4 pgs
Fees:23.00 Taxes:314.50
20080515-0050230

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010



This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19403.2008

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Jeremy D. Pewitt Mica Pewitt 1712 Long Avenue Nashville, TN 37206	Same	094 02 0 052.00

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, I, **Michael W. O'Neill, a married man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeremy D. Pewitt and wife, Mica Pewitt** hereinafter called the Grantees, their 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. 231 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, said Register's Office to which plan reference is made for a complete description.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Margaret J. Hickey, married, of record in Book 11766, Page 583, Register's Office of Davidson County, Tennessee.

THE ABOVE REFERENCED PROPERTY IS NOT THE PRIMARY 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 130, 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 Grantees, their heirs and assigns, forever;

AND I do covenant with the said Grantees 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 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.

This is improved property is known as: 1712 Long Avenue, Nashville, Tennessee 37206

Witness my signature this 9th day of May, 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 satisfactor evidence), and who acknowledged that he executed the within instrument for the purposes therei contained.

Witness my hand this 9th day of May, 2008.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE 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 $85,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of May, 2008.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY