Return to:

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #19486.2008

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Daniel R. Green →		071-16-0-211.00
David C. Shaub		
1356 Holly Tree Gap Rd.	1356 Holly Tree Gap Rd.	
Brentwood, TN 37027	Brentwood, TN 37027	

Davidson County DEEDWARR
Recvd: 07/09/08 13:13 3 pgs
Fees:18.00 Taxes:277.50

20080709-0070578

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, now being a married man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Daniel R. Green and David C. Shaub,** 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. 121 and the northerly 16 feet of Lot 122 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office of said County. Said property fronts together 46 feet on the westerly margin of North 6th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Deed from Virginia Ward, unmarried of record in Instrument Number 200009070088915, 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 and 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.

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: 1122 North Sixth Street, Nashville, Tennessee 37206

Witness my signature this 3rd day of July, 2008.

Michael W. O'Neill

Michael W. O'Neill

By: Leigh Anne Sailors

Leigh Anne Sailors
Attorney-In-Fact pursuant
To POA of record in
Instrument Number
20080709000705 77
RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Leigh Anne Sailors to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael W. O'Neill, and further acknowledged that she executed same as the free act and deed of Michael W. O'Neill.

Witness my hand this 3rd day of July, 2008.

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

Notary Public

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Heather L Combs
Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of July, 2008.

Notary Public

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008