This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File # 19602.2008

Davidson County DEEDWARR
Recvd: 10/17/08 14:49 3 pgs
Fees:18.00 Taxes:277.50
20081017-0104727

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Benjamin L. Buttriss | Flagstar Bank | 082-12-0-107.00 |
| 830 Pleasant Valley Road | 5151 Corporate Drive | |
| Nashville, TN 37204 | Troy, Michigan 48098 | |

# 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 **Benjamin Buttriss and Christina Buttriss, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The property being described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot Number 174 on the Plan of Neill S. Brown Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed dated September 28, 2001 from The Chase Manhatten Bank of record in Instrument Number 20011017-0113221, 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 now due and payable and are being prorated between the parties and paid at the time of this closing.
2. To any and all building and zoning regulations of City, County and State.

3. To any and all easements which may affect the within described property.
4. 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 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: 304 North 9th Street, Nashville, Tennessee 37206.

Witness my signature this 15th day of October, 2008.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 15th day of October, 2008.

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 $75,000.00.

Carmen Coats
Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of October, 2008.

J. Brandon Miller
Notary Public

My Commission Expires: 11-22-10

