Return To:
File: 900690

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

ADDRESS NEW OWNER:
Dave Paulson
Alexis Paulson
2503 Barclay Drive
Nashville, TN 37206

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
83-12-0 57

BILL GARRETT, Davidson County
Trans:T20090047476 DEEDWARR
Recvd: 07/15/09 09:10 2 pgs
Fees:13.00 Taxes:780.70
20090715-0066080

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Hollis R. O'Neal, Jr. and Catherine S. O'Neal, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dave Paulson and Alexis Paulson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, being described as follows:

Being Lot No. 37 on the Plan of Eastland Acres, Section 1, as shown by plat of record in Plat Book 2133, Page 103, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hollis R. O'Neal, Jr., and Catherine S. O'Neal, from Paul L. Prater and wife, Virginia L. Prater, by Warranty Deed recorded on June 1, 2006 in Instrument No. 20060601-006432, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2503 Barclay Drive, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, taxes for the current year have been prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2133, Page 103, said Register's office and all matters therein.

HRO JR by LM

CSO by LM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $211,000.00.

Lou Moore
Affiant

Subscribed and sworn before me this 10th day of July, 2009.

My Commission Expires: 11-14-2009

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **July, 2009**.

Hollis R. O'Neal Jr. by Lou Moore his attorney in fact

Hollis R. O'Neal, Jr. by Lou Moore, his attorney in fact

Catherine S. O'Neal by Lou Moore her attorney in fact

Catherine S. O'Neal by Lou Moore, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July 2009, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lou Moore**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Hollis R. O'Neal, Jr.**, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded simultaneously herewith in Instrument No. 20090715-0066078, said Register's Office.

Witness my hand and official seal at office, this 10th day of July, 2009.

Notary Public
My Commission Expires: 11-14-09

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July 2009, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lou Moore**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Catherine S. O'Neal**, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded simultaneously herewith in Instrument No. 20090715-0066079, said Register's Office.

Witness my hand and official seal at office, this 10th day of July 2009.

Notary Public
My Commission Expires: 11-14-09

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0907-227.wd