This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Amanda Marie Jenkins
109 New Brick Church Pike
Goodlettsville, TN 37072

MAP: 018160
PARCEL: 201.00
GROUP:

BILL GARRETT, Davidson County
Trans:T20090065675 DEEDWARR
Recvd: 09/25/09 15:57 2 pgs
Fees:13.00 Taxes:259.00

20090925-0089506

WARRANTY DEED

THIS INDENTURE, made this 11th day of September, 2009 between

Michael J. O'Neal, Trustee of The Michael J. O'Neal Revocable Living Trust and Joyce R. O'Neal, Trustee of The Joyce R. O'Neal Revocable Living Trust

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Amanda Marie Jenkins

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, as follows:

Beginning in the center of the said L & N Turnpike at John Phipps Northeast corner and running with Phipps; North line about 415 feet to Phipps' Northwest corner; thence North, parallel with the L & N Turnpike, 105 feet to a stake; thence East, parallel to Phipps' North line, about 415 feet to the center of said turnpike; thence with center of the same, Southerly 105 feet to the beginning.

Being the same property conveyed to Michael J. O'Neal, Trustee of The Michael J. O'Neal Revocable Living Trust and Joyce R. O'Neal, Trustee of the Joyce R. O'Neal Revocable Living Trust by Quitclaim Deed from Michael J. O'Neal and wife, Joyce R. O'Neal of record in Instrument Number 20010802-0081993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Michael J. O'Neal Revocable Living Trust **The Joyce R. O'Neal Revocable Living Trust**

Michael J. O'Neal Trustee
Michael J. O'Neal, Trustee

Joyce R. O'Neal Trustee
Joyce R. O'Neal, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. O'Neal and Joyce R. O'Neal, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 11th day of September, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Michael J O'Neal Trustee
Affiant

Sworn to and subscribed before me, this 11th day of September, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY