BILL GARRETT, Davidson County
Trans:T20090070210 DEEDWARR
Recvd: 10/15/09 11:25 3 pgs
Fees:17.00 Taxes:0.00
20091015-0095508

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 7922392 djl

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
SUSAN P. O'NEILL 678 Timber Lane Nashville, Tennessee 37215	Same	Parcel ID: 117020C04000CO

WHEREAS, I, JAMES A. O'NEILL, JR., am an owner of the property hereinafter described as a tenant by the entirety with my spouse, SUSAN P. O'NEILL;

WHEREAS, I now desire to convey to my spouse, SUSAN P. O'NEILL, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, JAMES A. O'NEILL, JR., (the "Grantor") do hereby convey unto my spouse, SUSAN P. O'NEILL, (the "Grantee") all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 678 Timber Lane, Nashville, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(i).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of Oct. 12, 2009.

JAMES A. O'NEILL, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES A. O'NEILL, JR., the within named bargainor, 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 and official seal at Nashville, Tennessee, this 12th day of October, 2009.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

EXHIBIT A

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 40, together with the carport designation No. 40A of Regency Park, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 3700, Page 111 and 112, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to JAMES A. O'NEILL, JR. and SUSAN P. O'NEILL, by deed of record instrument number 20090605-0052356, Register's Office of Davidson County, Tennessee.

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