I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County	DEEDWARR
Recvd: 11/25/09 10:00	4 pgs
Fees:23.00 Taxes:709.96	
20091125-0108340	

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010



This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20161.2009

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Joseph Daniel Northcutt Kevin Daniel Grimes 314 Pullen Avenue Nashville, Tennessee 37207	First American Mortgage Trust 56 Harvard Street Brookline, Massachusetts 02445	071 11 0 173.00

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**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Joseph Daniel Northcutt and Kevin Daniel Grimes a/k/a Kevin D. Grimes,** 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. 50 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands, which is of record in Plat Book 161, Page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed dated November 14, 2008 from GMAC Mortgage, LLC of record in Instrument Number 20081201-0116222, Register's Office of Davidson County, Tennessee.
>
> The above described property is not the principal residence of Grantor, Michael W. O'Neill, therefore, no marital consent is required.

SUBJECT TO THE FOLLOWING:

1. 2009 taxes are a lien and are now due and payable and are being paid simultaneously with this instrument.
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.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 161, Page 38, 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: 314 Pullen Avenue, Nashville, Tennessee 37207

Witness my signature this 23rd day of November, 2009.

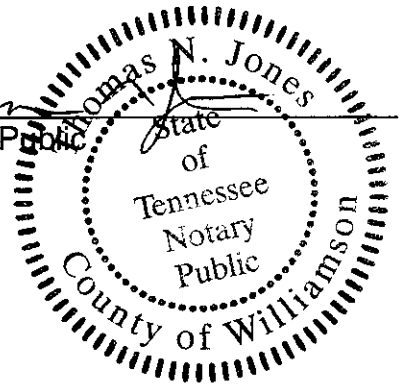
Michael W. O'Neill

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 23rd day of November, 2009.

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 $191,880.00.

11-23-09
Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of November, 2009.

Notary Public



My Commission Expires: 7-31-11