BOX 13
15467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~180,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2009

Notary Public:

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lee Grizer	First Community Mortgage	Parcel ID:
404 Kinhawk Drive	1610 S. Church St., Ste. A	17208003600
Nashville, TN 37211	Murfreesboro, TN 37130	

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, we

Frank B. O'Neal and wife, Judy S. O'Neal

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Lee Grizer and Margaret De La Fuente**, both unmarried as joint tenants w/rights of survivorship hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 125, on the ~~Plan~~ MAP of Forest Acres Estates, Section One, of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank B. O'Neal and wife, Judy S. O'Neal by deed from Individualized Homes, Inc. of record in Book 4039, Page 866, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3874, Page 704, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 404 Kinhawk Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness our hands this 18th day of December, 2009.

Frank B. O'Neal

Judy S. O'Neal

BILL GARRETT, Davidson County
Trans: T20090086574 DEEDWARR
Recvd: 12/28/09 09:51 2 pgs
Fees: 13.00 Taxes: 669.33

20091228-0117087

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank B. O'Neal and Judy S. O'Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of December, 2009.

My Commission Expires: 11/7/10

Notary Public

