This instrument prepared by:
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File #20317.2009

Davidson County DEEDWARR
Recvd: 12/30/09 08:49 4 pgs
Fees:23.00 Taxes:391.83
20091230-0118154

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Hannah Westphall etal 1006 Meridian Street Nashville, TN 37207	Access National Mtg. 1800 Robert Fulton Dr. Reston, VA. 20191	082 03 0 235.00

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, a married man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Hannah Westphall, an unmarried woman and Donna Westphall and husband, John Westphall,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 10 feet of Lot No. 49 and the south 40 feet of Lot No. 50 on the map of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Regiser's Office for Davidson County, Tennessee. Said part of Lot Nos. 49 and 50 front 50 feet on the westerly side of Meridian Street and run back between parallel lines 173-1/2 feet to an alley.

Being the same property conveyed to Michael W. O'Neill, unmarried, by Special Warranty Deed from Firstar Bank, N.A. of record in Instrument Number 20010420-0039100, Register's Office of Davidson County, Tennessee.

**THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF 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 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 332, Page 40, 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: 1006 Meridian Street, Nashville, Tennessee 37207

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

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 December, 2009.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,900.00.

Affiant

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

Notary Public

My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

