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: 08/16/10 15:35 4 pgs
Fees:23.00 Taxes:832.50
20100816-0064694

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
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20453.2010

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Brandon D. Logue 107 22nd Street Old Hickory, TN 37138	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, TN 37219	053 07 0 069.00

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 O'Neill, being one and the same as Michael W. O'Neill**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Brandon D. Logue,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that certain parcel of land in Davidson County, Tennessee as more fully described in Book 8957, Page 631, ID # 53-07-69, being known and designated as Lot 6, Block 1, Plan of Dabbs and Elliott Subdivision No. 1 filed in Plat Book 547, Page 97, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael O'Neill by Tennessee Special Warranty Deed dated June 8, 2009 from Citifinancial, Inc., a Tennessee corporation of record in Instrument Number 20090630-0060657, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Citifinancial, Inc. by Trustee's Deed dated April 9, 2009 of record in Instrument Number 20090413- 0033217, Register's Office. Further, being the same property conveyed to David Alan Fulton by Deed dated May 20, 1993 from the Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8957, Page 631, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2010 property taxes are a lien but are not yet due and payable.
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 547, Page 97, 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 Grantee, his heirs and assigns, forever;

AND I do covenant with the said Grantee 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 Grantee, his 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: 107 22nd Street, Old Hickory, TN 37138

Witness my signature this 13th day of August, 2010.

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 13th day of August, 2010.

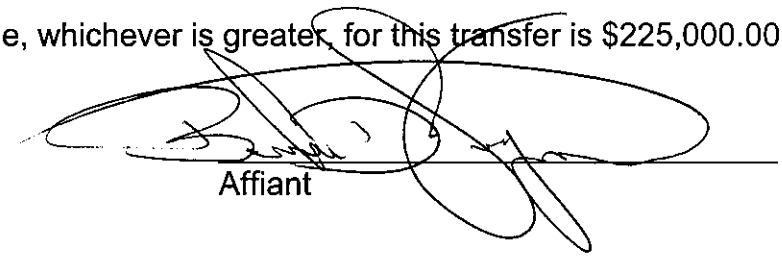
Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.



Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of August, 2010.



Notary Public

My Commission Expires: 8-28-2010

