This instrument prepared by:
THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20567.2010

Davidson County DEEDWARR
Recvd: 09/27/10 08:11 4 pgs
Fees:23.00 Taxes:634.55
20100927-0076400

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Melissa L. Beaird	Wells Fargo Bank, N.A.	017 15 0 0417.00
1220 Pennock Avenue	2701 Wells Fargo Way	
Nashville, TN 37207	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee 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 **Melissa L. Beaird,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that certain tract or parcel of land lying and being in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 14 on the Map of Crutcher Subdivision of part of the Lucy H. Lindsley Property of record in Book 161, Page 129, Register's Office of Davidson County, Tennessee. Said Lot No. 14 fronts 50 feet on the west side of Pennock Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael O'Neill by Special Warranty Deed from The Bank of New York Trust Company, N.A. (successor to JP Morgan Chase Bank, N.A., successor to Chase Manhattan Bank, successor to Chemical Bank) as Trustee for IMC Home Equity Loan Trust 1998-1 of record in Instrument Number 20080730-0077712, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2010 taxes are a lien 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 161, Page 129, 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, her 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, her 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: 1220 Pennock Avenue, Nashville, Tennessee 37207

Witness my signature this 23rd day of September, 2010.

Michael W. O'Neill

Michael W. O'Neill

By: Leigh Anne Sailors

Leigh Anne Sailors

Title: Attorney-In-Fact Pursuant to POA of record in Instrument Number 20100927-0076399, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Leigh Anne Sailors, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Michael W. O'Neill, and further acknowledged that she executed same as the free act and deed of Michael W. O'Neill.

Witness my hand this 23rd day of September, 2010.

NOTARY PUBLIC

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Leigh Anne Sailors, being first duly sworn and having executed the above instrument as attorney-in-fact for Michael W. O'Neill, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 23rd day of September, 2010.

Leigh Anne Sailors

Sworn to and subscribed before me this 23rd day of September, 2010.

NOTARY PUBLIC

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $171,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of September, 2010.

Notary Public

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-31-11

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.

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

