This instrument prepared by:
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Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20569.2010

BILL GARRETT, Davidson County
Trans:T20100061945 DEEDWARR
Recvd: 10/01/10 09:37 3 pgs
Fees:18.00 Taxes:691.90
20101001-0078306

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Woodbine Community Organization, Inc. (WCO) 222 Oriel Ave Nashville, TN 37210	Owner @ owners address	092 05 0 298.00

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**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Woodbine Community Organization (WCO), Inc.** hereinafter called the Grantee, its successors and/or 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. 80 and the easterly 33 feet of Lot No. 81 on the Plan of G. E. Jackson's Subdivision of the Marable lot according to survey and plat of same of record in Book 161, Page 86, Register's Office of Davidson County, Tennessee, to which plan and survey reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael O'Neill, a married man, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, a corporation under and existing pursuant to the laws of the United States of record in Instrument Number 20070302-0025776, Register's Office of Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR

SUBJECT TO THE FOLLOWING:

1. 2010 taxes are a lien and 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 86, 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, its successors and/or 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, its successors and/or 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: 3323 Clifton Avenue, Nashville, Tennessee 37209

Witness my signature this 30th day of September, 2010.

Michael O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael 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 30th day of September, 2010.

Notary Public

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8-10-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of September, 2010.

Notary Public

My Commission Expires: 8-10-14

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY