WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

William R. O'Neal
Affiant

Subscribed and sworn to before me, this 3rd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-16-11 (AFFIX SEAL)

LAURA D. WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE

P-WF-10-3711

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber K. O'Neal	Wells Fargo Bank, N.A.	
3711 Hewlett Drive	(NAME) 121 Suburban Road, 1st Floor	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37923-5588	13307008500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFF LADD AND WIFE, LORI LADD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMBER K. O'NEAL AND WILLIAM R. O'NEAL, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Parma Heights, as of record in Book 2133, Page 23, Register's Office for said County.

SAID Lot No. 7 fronts 61 feet on the West side of Hewlett Drive, and extends back between parallel lines, 167 feet to a dead line.

Being the same property conveyed to JEFF LADD AND WIFE, LORI LADD by Deed from MAURICE O'NEAL AND WIFE, DOROTHY O'NEAL, dated and filed for record on 08/05/1992 in Book 8694, Page 367, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3711 HEWLETT DRIVE, NASHVILLE, Tennessee 37211-3407
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 3rd day of November, 2010.

Jeff Ladd by Lori Ladd his attorney in fact
Jeff Ladd

Lori Ladd
Lori Ladd

BILL GARRETT, Davidson County
Trans:T20100072924 DEEDWARR
Recvd: 11/17/10 12:08 2 pgs
Fees:13.00 Taxes:151.70
20101117-0092036

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 3rd day of November, 2010, before me personally appeared Lori Ladd to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of November, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 3rd day of November, 2010, before me personally appeared Lori Ladd to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeff Ladd and who acknowledged he/she/they executed the same as the free act and deed of the said Jeff Ladd.

Witness my hand and official seal, this the 3rd day of November, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959