THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
7127 Crossroads Blvd., Ste. 105
Brentwood, TN 37027
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **day of August, 2012.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Davidson County DEEDQC
Recvd: 08/29/12 11:34 2 pgs
Fees:12.00 Taxes:0.00
20120829-0077991

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Betty L. O'Neal
4525 Xavier Dr.
Nashville, TN 37013

SEND TAX BILLS TO:
New owner

MAP & PARCEL
148-08-0-112

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John M. O'Neal,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim my right, title and interest, unto **Betty L. O'Neal,** my right, title and interest, unto, hereinafter referred as Grantees, their Heirs and Assigns, a 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. 88, on the Plan of Oakwood Terrace, Section Two, as of record in Plat Book 4460, Pages 118 & 119, said Register's Office for said County, to which plan reference is hereby made for a more accurate and complete description thereof.

Being the same property conveyed to John M. O'Neal by Warranty Deed from Betty L. Bond and husband, John M. O'Neal, of record in Instrument Number 20030127-0011089, Register's Office for Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 4525 Xavier Dr., Nashville, TN 37013.

Witness my hand this the 29th day of August, 2012.

John M. O'Neal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. O'Neal, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Kim Hollingshead *, 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 Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

