Davidson County	DEEDQC
Recvd: 11/15/12 10:50	5 pgs
Fees:27.00 Taxes:0.00	
20121115-0105288	

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001
2231000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency which is hereby acknowledged by J. MICHAEL O`NEAL also known as JAMES O'NEAL, and LINDA P. O`NEAL, husband and wife, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto JAMES O'NEAL and LINDA P. O`NEAL, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2225 Belmont Boulevard, Nashville, TN 37212, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee, as described in Deed Book 5382, Page 298, ID# 10416015200, being known and designated as:

Southerly half of Lot No. 156 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 156 fronts 50 feet on of Belmont Boulevard, and runs back between parallel the westerly side lines 175 feet to an alley.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 17050**

GMC
LPO

BEING the same property conveyed to Grantor herein by Deed recorded in Deed Book 5382, Page 298 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

J. Michael O'Neal also known as James O'Neal (seal)
J. MICHAEL O`NEAL also known as JAMES O'NEAL

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that J. MICHAEL O`NEAL also known as JAMES O'NEAL has acknowledged the same before me in the County and State aforesaid, on this 1st day of Nov., 20 12.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Linda P. O'Neal (seal)
LINDA P. O`NEAL

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 17050**

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LINDA P. O`NEAL has acknowledged the same before me in the County and State aforesaid, on this 1st day of Nov., 2012.

James A. Farley
Notary Public
My Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

J. Michael O'Neal aka James O'Neal
Affiant

Subscribed and sworn to before me this 1st day of Nov., 2012

James A. Farley
Notary Public
Commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Grantor Name, Address
J. MICHAEL O`NEAL also known as
JAMES O'NEAL and LINDA P. O`NEAL
2225 Belmont Boulevard
Nashville, TN 37212

Send tax statements to:
Grantee Name, Address
JAMES O'NEAL and LINDA P. O'NEAL
2225 Belmont Boulevard
Nashville, TN 37212

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 17050**

LPO

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED BOOK 5382, PAGE 298, ID# 10416015200, BEING KNOWN AND DESIGNATED AS:

SOUTHERLY HALF OF LOT NO. 156 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS' AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID SOUTHERLY HALF OF LOT NO. 156 FRONTS 50 FEET ON OF BELMONT BOULEVARD, AND RUNS BACK BETWEEN PARALLEL THE WESTERLY SIDE LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J. MICHAEL O`NEAL AND LINDA P. O`NEAL, HUSBAND AND WIFE BY FEE SIMPLE DEED FROM ROSALYN ANN BOWMAN, UNMARRIED AS SET FORTH IN BOOK 5382 PAGE 298 DATED 01/03/1979 AND RECORDED 01/05/1979, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)