STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever if greater, for this transfer is $107,500.00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 1994.

Notary Public

My commission expires:

My Commission Expires MAY 23, 1998

BOOK 9378 PAGE 580

94-25025

This Instrument Prepared By:
LAWYERS TITLE INSURANCE CORPORATION
104 WOODMONT BOULEVARD, SUITE 201
NASHVILLE, TENNESSEE 37205

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Kathleen M. Monaghan | Kathleen M. Monaghan | 117-4-49 |
| 1907 Sweetbriar Ave. | 1907 Sweetbriar Ave. | |
| Nashville, TN 37212 | Nashville, TN 37212 | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nick Clunan and Virginia Clunan LaVoie, the lawful Heirs of Eldridge B. Clunan; Thomas L. Clunan; Charles W. Clunan and Michael M. Clunan, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen M. Monaghan, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, which is more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 151, on the Plan of Belmont Land Company's Plan of Lots, as shown on plat of record in Plat Book 421, page 34, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to John E. Quinn and wife, Mary E. Quinn, by Deed of Record in Book 4244, page 404, Register's Office for Davidson County, Tennessee. Mary E. Quinn died in March 1979 and John E. Quinn died in November 1979. Property then vested in Margaret Clunan under the Will of John E. Quinn of record in Will Book 129, page 253, Probate Court of Davidson County. Margaret Clunan died in April 1994. Margaret McDonald Clunan devised Life Estates to Catherine Gilmore Carr and Stella Boyle Clunan, both having since died. Property is now vested in the Heirs of Eldridge B. Clunan who died in November 1991, Thomas L. Clunan, Charles W. Clunan and Michael M. Clunan, Jr., as the devisees of the remainder interest in said property under the Will of Margaret McDonald Clunan in Will Book 134, page 323, Probate Court of Davidson County.

This is not the principal place of residence of any Grantor nor of the spouse, if any, of any Grantor.

This is improved property known as 1907 Sweetbriar Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 1st day of June, 1994.

Nick Clunan by Sally White Attorney-in-fact
Nick Clunan

Virginia Clunan LaVoie by Sally White Attorney-in-fact.
Virginia Clunan

Thomas L. Clunan
Thomas L. Clunan

Charles W Clunan
Charles W. Clunan

Michael M Clunan Jr
Michael M. Clunan, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Thomas L. Clunan, Charles W. Clunan and Michael M. Clunan, Jr., with whom I am personally acquainted or proved to me on sufficient evidence, and who acknowledged that they executed the foregoing instrument for the purposes contained therein as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1994.

Elaine Gwinn Smith
Notary Public

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary in and for the said State and County, appeared Sally White, personally known to me or proved upon sufficient evidence, and executed the foregoing instrument on behalf of Nick Clunan and Virginia Clunan LaVoie and acknowledged that she executed the same for the purposes stated therein as the free act and deed of Nick Clunan and Virginia Clunan LaVoie.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1994.

Notary Public

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO. TENN

My Commission Expires: My Commission Expires MAY 23, 1998

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

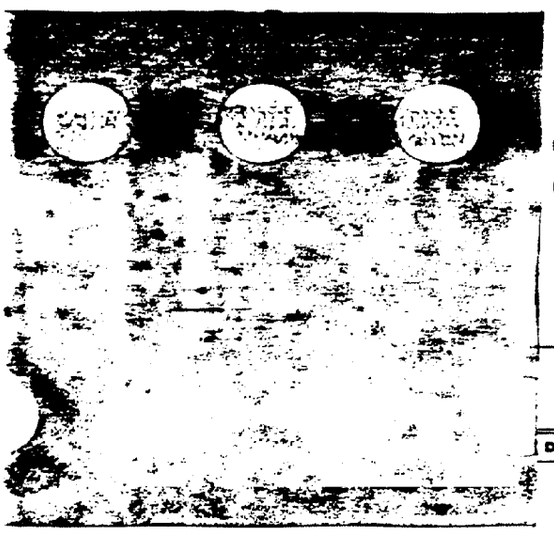
MAIL ENV.

IDENTIF. + REFERENCE 81078

94 JUN 15 AM 9:06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6114 06/15 0101 03CHECK 410.75



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9378 PAGE 583

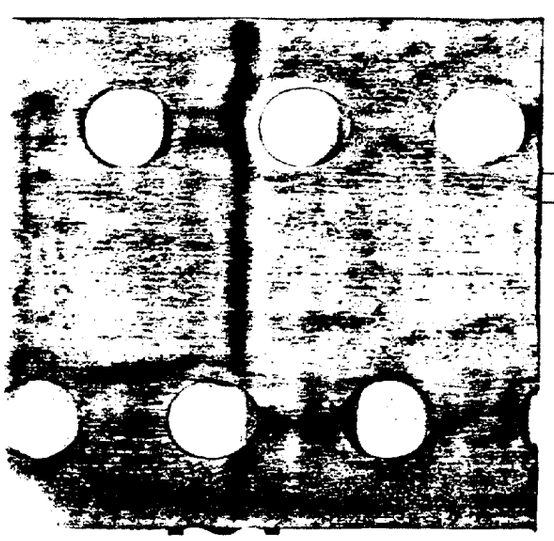
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | CAMT |
|---|---|
| | 107500.00 |
| CON TX | 397.75 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 410.75 |
| CHECK | 410.75 |

06/15/94 01 09:06 0001 6114

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



61078
IDENTIF. ↑ REFERENCE

94 JUN 15 AM 9:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 802858