BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,165,081.00.

Dennis E. Hallahan
Affiant

Subscribed and sworn to before me, this 3rd day of May, 1999.

Notary Public

My Commission Expires: 11/25/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dennis E. Hallahan and wife, Helene K. Hallahan 4918 Maymanor Circle Nashville, TN 37205	SAME	116-01-0-B-47.00CO 8DZ 78380

[illegible] CBCHECK 4325.79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK E. ROWAN AND WIFE, ADELE ROWAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DENNIS E. HALLAHAN AND WIFE, HELENE K. HALLAHAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hill Place, of record in Book 7900, page 913; Book 7900, pages 923 thru 932, corrected by Surveyor's Certificate of Correction of record in Book 9854, page 235; and further at Book 10058, page 112 and in Book 10270, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Rowan and wife, Adele Rowan by deed from Adele Jones Rowan, Trustee, with full power, of record in Book 10989, page 855, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

113796.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, all as contained in instruments of record in Book 9645, page 85, as amended in Book 9658, page 19 and further amended at Book 10872, page 520, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 913; Book 7900, pages 923 thru 932, corrected in Book 9854, page 235; and by Surveyor's Certificate of Correction of record in Book 10058, page 112 and Book10270, page 38, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 4918 Maymanor Circle, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 3rd day of May, 1999.

Patrick E. Rowan

Adele Rowan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK E. ROWAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

05822276
MAY -4 PM 12:36
REGISTER
DAVIDSON CO. TN.
RECEIVED FOR REFERENCE

113796.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADELE ROWAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11461 PG. 87

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05822276

IDENTIFICATION REFERENCE

99 MAY -4 PM 12:36

DAVIDSON COUNTY, TN.

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

CAMT	
	1165081.00
CON TX	4310.79
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	4325.79
CHECK	4325.79

05/04/99 01 12:40 0001 1065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455755