Instr:200005030044498 Page: 1 OF 2
REC'D FOR REC 05/03/2000 10:36:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $736.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2000.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason A. Mulcahy
1615 Woodland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
Map\Parcel: 083-10-0-190.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly R. Carroll, a unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **Jason A. Mulcahy, an unmarried person,** hereinafter referred to as Grantee, his 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 the easterly 20 feet of Lot No. 29 and all of Lot No. 30 on the Plan of Lockeland, a Subdivision of the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 and all of Lot No. 30 front together 70 feet on the northerly side of Woodland Street, formerly Lindsley Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to KELLY R. CARROLL, unmarried, by deed from Susan N. Alexander, unmarried, of record in Book 10726, page 280, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2997, Page 515, as amended in Book 3035, Page 125, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 1615 Woodland Street, Nashville, Tennessee 37206

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 28th day of April, 2000.

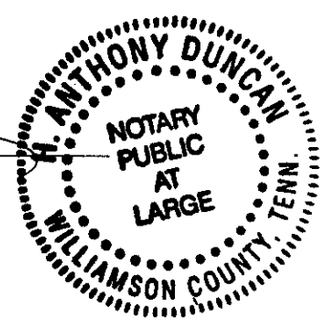
Kelly R Carroll

Kelly R. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly R. Carroll, a unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2000.



Notary Public

My Commission Expires: 1/30/02

01606-JC