WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2001

Notary Public

Exp. 07/27/2002

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Halloran (NAME)	SAME (NAME)	MAP 116-11
104 Gilman Drive (ADDRESS)	(ADDRESS)	PARCEL 42
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dennis T. Delaney and wife, Catherine C. Delaney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Halloran and wife, Lori D. Halloran

HEREINAFTER CALLED THE 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 the southerly 80 feet ot Lof No. 13 and the northerly 45 feet of Lot No. 12 of Block "E" on the unrecorded Map of Honeywood Subdivision, as follows:

Beginning at a point in the easterly margin of Sunnyside Drive at a point 20 feet south of the common corner of Lots No. 13 and 14; thence easterly along the line parallel to the line between these lots, 280.5 feet, more or less, to the westerly margin of a 40-foot street, not opened; thence with the margin of said street in a southerly direction 125 feet to a point; thence westerly along a line parallel to Lots No. 12 and 13, 280.5 feet, more or less, to a point in the easterly margin of Sunnyside Drive; thence with said Drive, northerly 125 feet to the beginning.

Being the same property conveyed to Dennis T. Delaney and wife, Catherine C. Delaney by deed from Julia L. Scott of record as Instrument #20000303-0021541, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

All matters shown on the unrecorded Plan of Honeywood Subdivision, not of record.

unimproved ( )
This is improved (X) property, known as 414 Sunnyside Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 ~~our~~ hand ~~s~~ this 13th day of December, 2001

Dennis T. Delaney

Catherine C. Delaney by Dennis T. Delaney, Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/14/01 14:51 2pgs
Fees:13.00 Taxes:1276.50

20011214-0138533

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 Dennis T. Delaney

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2001.

Commission expires

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2001, before me personally appeared Dennis T. Delaney, to me known to be the person who executed the foregoing instrument on behalf of Catherine C. Delaney and who acknowledged that he executed the same as the free act and deed of Catherine C. Delaney. Witness my hand and seal this 13th day of December, 2001.

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

NOTARY PUBLIC