Return to:

This instrument prepared by:
MORREALE, MACK & TERRY, P.C.
449 Taft Avenue, Glen Ellyn, Il 60137

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

W A R R A N T Y D E E D

THIS INDENTURE, made this 15th day of April , A.D., 19 2002 by and between Matthew I. Flinn, unmarried

First Parties, and

Jeffrey E. Tuley

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100-------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LEGAL DESCRIPTION ATTACHED
AND MADE A PART HEREOF

Davidson County DEEDWARR
Recvd: 04/17/02 09:25 3pgs
Fees:18.00 Taxes:540.20
20020417-0047509

OWNER:
Jeffrey E. Tuley
928 Fallview Trail
Nashville, TN 37211

Map-Parcel No.
172-12-0 A 059.00 CO

RESPONSIBLE TAXPAYER:
Jeffrey E. Tuley
928 Fallview Trail
Nashville, TN 37211

CLT#

5001702

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Matthew I. Flinn

STATE OF _____
COUNTY OF _____

Personally appeared before me, Matthew I. Flinn, unmarried _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____, I9__.

_____, Notary Public

My Commission Expires: _____

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 146,000.00 . Affiant _____.

Subscribed and sworn to before me this 15th day of April, XX 2002.

_____, Notary Public

My Commission Expires: 02-22-2004

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 321 ON THE PLAN OF SECTION TWO, BRADFORD HILLS OF RECORD IN BOOK 7900, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 321 FRONTS 62.00 FEET ON THE SOUTHWESTERLY MARGIN OF FALLVIEW TRAIL AND EXTENDS BACK BETWEEN PARALLEL LINES 115.00 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW I. FLINN BY DEED FROM JOSEPH R. DEYO, MARRIED, OF RECORD IN INSTRUMENT NO. 20001108-0110869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DESCRIPTION REFERENCE: DESCRIBED ACCORDING TO (OR BY REFERENCE TO) THE RECORDED SUBDIVISION PLAN.