Realty
48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of February, 2003.

Notary Public

My Commission Expires: 5/30/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Irelan Lawrence Queen and Janet Louise Queen
426 English Ivy Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
First Horizon Home Loan Corp
111 Westwood PL Ste 109
Brentwood TN 37027

MAP-PARCEL NUMBERS:
Map 161-11-D, Parcel 66

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, **Michael J. Houlihan, married* and Martin E. Houlihan, married*** hereinafter referred to as Grantors, hereby transfers and conveys to **Irelan Lawrence Queen and wife, Janet Louise Queen** hereinafter referred to as 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 Unit No. 65, Building L, on the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael J. Houlihan and Martin E. Houlihan by deed from Billy Carl Pomeroy and Robert W. Pomeroy of record in Book 11645, Page 238, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee.

07529-BP

Davidson County DEEDWARR
Recvd: 03/03/03 10:11 2pgs
Fees:13.00 Taxes:384.80

20030303-0027326

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, and made applicable to Phase 7, in Book 7472, Page 108, and Book 7679, Page 109, Register's Office for Davidson County, Tennessee.

By-Laws of Villages of Brentwood Townhouse Homeowners' Association, Inc. of record in Book 7231, Page 809, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Villages of Brentwood Townhouse Homeowners' Association, of record in Book 7663, Page 928, Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

*Darice Houlihan, wife of Michael J. Houlihan, and Janice Houlihan, wife of Martin E. Houlihan join in this instrument to convey any marital interest they have in said property.

This is improved property known as 426 English Ivy Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 26th day of February, 2003.

Michael J. Houlihan

*Darice Houlihan

Martin E. Houlihan

Attn in fact

***Janice Houlihan**

Attn in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Houlihan, Darice Houlihan, Janice Houlihan and Martin E. Houlihan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2003.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Houlihan, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Martin E. Houlihan and wife, Janice Houlihan and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2003.

Notary Public

My Commission Expires: 11-22-05