(1)

Davidson County DEEDWARR
Recvd: 10/05/04 08:55 2pgs
Fees:13.00 Taxes:810.30

20041005-0119476

STATE OF TENNESSEE }
COUNTY OF _____ }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF September 2004

NOTARY PUBLIC

My Commission expires: June 19 2007

BOBBIE RUBENSTEIN NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Victoria Rachell Donnelly	owner	Map 118-1
(NAME)	(NAME)	
1009 Montrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		Parcel 208
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Bernard Keleher and Abbe H. Aderhold, As Tenants in Common with Right of Survivorship

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Victoria Rachell Donnelly

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 135, as shown on the map entitled Montrose Place, of record in Plat Book 57, page(s) 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bernard Keleher and Abbe H. Aderhold, Tenants in Common with Right of Survivorship, by deed of record as Instrument No. 20030304-0028526, said Regiser's Office.

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

Matters shown on the Plan of record in Book 57, page(s) 93, said Register's Office.

All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in Register's Office, Davidson County, Tennessee.

Subject to taxes for the year 2004 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1009 Montrose Avenue, Nashville, TN 37204

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 30th day of Sept, 2004.

Bernard Keleher

Abbe H. Aderhold

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bernard Keleher and Abbe H. Adernold, Tenants in Common with Right of Suvivorship**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of Sept, 2004.

My Commission expires:
4-16-08

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.