PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/12/04 10:41 2pgs
Fees:13.00 Taxes:555.00
20041012-0122773

W & I Ref:(_____) Title No: 45953
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Donnelly Shannon Donnelly 102 Craighead Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-05-270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Ann Crockett, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Donnelly and spouse, Shannon Donnelly** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 446 and the northerly part of Lot No. 447 in the Richland Realty Company's Division "C", of record in Book 421, Page 31, said Register's Office.

Said Lot No. 446, being a triangular shaped lot, fronts 31 feet on the easterly margin of Craighead Street and extends back easterly 225 feet more or less on the southerly margin, 226 feet more or less on the northerly line along the southerly margin of an alley, to a point in the westerly margin of another alley.

Said part of Lot No. 447 fronts 30 feet on the easterly side of Craighead Street and runs back easterly between lines, 225 feet more or less on the northerly line and 220 feet more or less on the southerly margin of an alley in the rear. See attached exhibit "A" for a boundary survey of subject property.

Being the same property conveyed to E.C. Tiesler and wife Dorothy L. Tiesler by deed from Verna E. Mershon, a widow of record in Book 1304, Page 333, said Register's Office. The said E.C. Tiesler and Dorothy L. Tiesler have since died, with E.C. Tiesler predeceasing Dorothy L. Tiesler. The Last Will and Testament of Dorothy A. Tiesler of record in Will Book 217, Page 417, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, and of record in Book 11690, Page 301, said Register's Office, devised subject property to Patricia Ann Crockett. (The said Dorothy L. Tiesler and Dorothy A. Tiesler were one and the same person).

H.R. Crockett spouse of Patricia Ann Crockett joins in this conveyance solely to convey any and all marital interest in above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421, Page 31, said Register's Office. Subject property to the right of way of Craighead Avenue.

This is improved property, known as: 102 Craighead Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of October, 2004.

Patricia Ann Crockett
Patricia Ann Crockett

H.R. Crockett
H.R. Crockett

State of TENNESSEE
County of WILLIAMSON

On this 8th day of October, 2004 , before me the undersigned authority, personally appeared Patricia Ann Crockett and H.R. Crockett , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $150,000.00

Deborah L Cable
Affiant

Sworn and subscribed before me this the 8th day of October, 2004

My Commission Expires: 10-3-06

Linda J. Norvell
Notary Public

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN