WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/04 14:51 2pgs
Fees:13.00 Taxes:480.63

20041130-0142435

G-CD-04-1120

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-29-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Connelly	[illegible]	
1120 Sharpe Ave.	(NAME) Same	83-1-353
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENNAN O'CONNER AND AMANDA O'CONNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. CONNELLY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 17, J.B. HANCOCK'S EAST END ADDITION, as shown on plat of record in Plat Book 57, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brennan O'Connor and wife, Amanda O'Connor by Warranty Deed from James R. Jenkins and wife, Shirley A. Jenkins recorded May 24, 2004 in Instrument No. 20040524-0060546, Register's Office for Davidson County, Tennessee and being the same property conveyed to James R. Jenkins and wife, Shirley A. Jenkins by Cash Deed recorded October 4, 1991 in Book 8458, Page 154, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1120 Sharpe Ave., Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of November, 2004.

Brennan O'Connor

Amanda O'Connor

STATE OF Tennessee
COUNTY OF Davidson

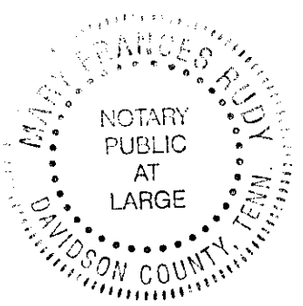
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brennan O'Conner and Amanda O'Conner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903