40-A

Davidson County DEEDWARR
Recvd: 02/28/05 15:41 2 pgs
Fees:13.00 Taxes:666.00
20050228-0021862

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

David A. Dahlroos, IV
259 Glenstone Circle
Brentwood, TN 37027

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
Map 171-02-0-A
Parcel 083.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lawrence B. Mulloy and wife, Carol W. Mulloy**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David A. Dahlroos, IV unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 83, on the plan of Phase 3-B, Brentwood Villa Condominium, of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horiontal property regime established by Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730, as re-recorded in Book 7143, page 18; Book 7266, page 84; and Book 7423, page 574; and the By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, said Register's Office.
>
> Being the same property conveyed to Lawrence B. Mulloy and wife, Carol W. Mulloy by deed from James P. Carroll, Jr., of record in Book 10894, page 61, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 259 Glenstone Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of February, 2005.

Lawrence B. Mulloy

Carol W. Mulloy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lawrence B. Mulloy and Carol W. Mulloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of February, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009