| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| James M. Halloran | New Owner | Map 130-7 |
| 414 Sunnyside Drive | | Parcel 116 |
| Nashville, TN 37205 | | 12239 26B |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205**

Davidson County DEEDWARR
Recvd: 04/27/05 15:00 3 pgs
Fees:18.00 Taxes:1887.00

20050427-0047052

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael A. Boroch, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **James M. Halloran, married,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**See Exhibit A**

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Plat Book 421, page 103, said Register's Office.

This is improved property commonly known as 718 Lynnwood Blvd., Nashville, TN 37205.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $510,000.00.**

**Affiant**

**Subscribed and sworn to before me this** 25th **day of April, 2005.**

**Notary Public**

**My Commission Expires:** 9-24-2005

NOTARY JOHN NOTESTINE PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25 day of April, 2005.

**Michael A. Boroch**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2005, before me personally appeared Michael A. Boroch to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

EXHIBIT A

Land in Davidson County, Tennseess, being Lot No. "B" on the unrecorded plan of a Resubdivision of Lot Nos. 212 and 213, on the plan of Royal Oaks Land Company's Subdivision, of record in Plat Book 421, Page 103, in the Register's Office for Davidson County, Tennessee, and said Lot No. "B" being part of Lot Nos. 212 and 213 on said plan and described as follows:

Beginning in the East margin of Lynnwood Boulevard at an iron pin, the common corners of Lot Nos. A and B of said resubdivision, said point being also South 1° 30' West 125 feet from a concrete monument at the Northwest corner of the original Lot No. 212 of said Royal Oaks Land Company's Subdivision; thence along the line between said Lots A and B South 87° East 300 feet to an iron pin in the West line of Lot D in said Subdivision; thence along the West line of said Lot D, South 1° 30' West 125 feet to an iron pin at the corner of Lots B and C; thence with the line between said lots North 87° West 314.6 feet to an iron pin in the East margin of Lynnwood Boulevard; thence along the East margin of said Boulevard Northerly 103 feet to a point and continuing with the margin of said Boulevard Northerly 23 feet to the beginning.

Being the same property conveyed to Michael A. Boroch, unmarried, by deed from Steven D. Curtis and wife, Nancy M. Curtis, dated April 27, 1998, filed April 29, 1998, of record in Book 10906, Page 273, Register's Office for Davidson County, Tennessee.