Davidson County DEEDWARR
Recvd: 05/13/05 11:38 2 pg
Fees:13.00 Taxes:1592.85

20050513-0054273

WARRANTY DEED

G-AHM-04-0180

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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
Carol W. Mulloy	American Home Mortgage	
180 9TH Avenue North Unit 501 (ADDRESS)	520 Broadhollow Road (ADDRESS)	
Nashville, Tennessee 37023 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	093-05-4-A-004.00 CO

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 RONALD M. MCCLARON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROL W. MULLOY AND HUSBAND, LAWRENCE B. MULLOY, 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:

Unit 4, CHURCH STREET CONDOMINIUMS, as established under Master Deed of record in Instrument 20001110-0112118, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.recorded the 9th day of July, 2004 in Instrument No. 20040709-0082014, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Ronald M. McClaron by Quitclaim Deed from Joseph A. Avary, Chief Deputy United States Marshal for the Middle District of Tennessee, of record in Inst#20040709-0082014 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 180 9TH Avenue North Unit 501, Nashville, Tennessee 37023
(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 22nd day of April, 2005.

Ronald M. McClaron

STATE OF Tennessee
COUNTY OF Davidson

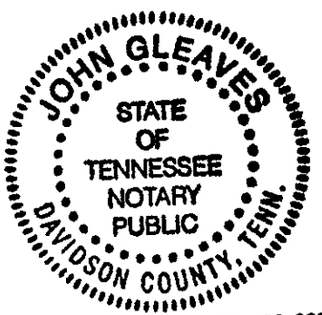
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald M. McClaron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 22nd day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903