WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 13:14 2 pgs
Fees:13.00 Taxes:675.25

20050602-0062498

P-05-7117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Todd M Bauer
Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
ROBIN DUBRAY
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Todd M. Bauer	SunTrust Bank	
7117 Somerset Farms Drive	(NAME) 201 Fourth Avenue/7th Floor	141-7-B-78.00CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER D. CONNOLLEY AND WIFE, KAREN S. CONNOLLEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TODD M. BAUER AND WIFE, JENNIFER J. BAUER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of First Revision, of record in Book 7900, page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher D. Connolley and wife, Karen S. Connolley, by Deed from Susan G. Brown, married, (formerly Susan G. Lampley, unmarried), dated May 28, 1999, of record in Book 11501, page 881, 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 7117 Somerset Farms Drive, Nashville, Tennessee 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th day of May, 2005.

Christopher D. Connolley

Karen S. Connolley

STATE OF TENNESSEE

COUNTY OF Williamson

I, Robyn Dubray a Notary Public of the County and State first above written, do hereby certify that Christopher D. Connolley and wife, Karen S. Connelley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 27th day of May, 2005.

Robyn Dubray

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY [illegible]

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800