This instrument prepared by:
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FILE NO: 2005107

Davidson County DEEDQC
Recvd: 07/01/05 14:29 3 pgs
Fees:18.00 Taxes:426.55

20050701-0076232

QUITCLAIM ~~WARRANTY~~ DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Danielle Tara Mulvey et al	(NAME) New owner	Map 82-12, Parcel341
(STREET ADDRESS) 414 Brick Church Park Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville Tennessee 37207	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DANIELLE TARA MULVEY, a married woman,** has this day bargained and sold, and does hereby **quitclaim** ~~transfer and convey~~ unto the said **DANIELLE TARA MULVEY, an one-half undivided interest, and FRED E. HOVENIER and BELINDA L. HOVENIER, as tenants by the entirety, a one-half undivided interest,** the Grantees herein, their successors, heirs and assigns, as tenants in common *certain real estate in Davidson County, Tennessee, as follows:

***all of her right, title and interest in and to**

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Danielle Tara Mulvey by quitclaim deed of record in Instrument #20050624-0072862, Register's Office, Davidson County, Tennessee.

Ken Mulvey, spouse, of the above named Danielle Tara Mulvey joins in this Deed for the purpose of conveying his interest, if any in and to the above-described property, including homestead and any marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or value whichever is greater~~ for this transfer is $115,283.95.

Subscribed and sworn to before me this the 30th day of June, 2005.

Affiant

My commission expires: 10-21-06 (Affix Seal)

Notary Public

MARJORIE A. HAINES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

This is improved property, known as 3 McFerrin Avenue, Nashville, Tennessee

Witness my hand this 30th day of June, 2005.

Danielle Tara Mulvey

Ken Mulvey

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

Notary Public
My commission expires: 10-21-06

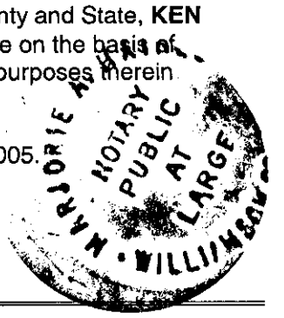
MARJORIE A. HAINES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEN MULVEY**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

Marjorie Harries
Notary Public
My commission expires: 10-21-06



ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Book 21, page 70, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 3368, page 23, and in Book 4364, page 181, Register's Office, Davidson County, Tennessee.
4. Subject to a 32' ingress and egress easement retained in deed of record in Book 4772, page 602, Register's Office, Davidson County, Tennessee.
5. Subject to Deed of Trust dated 12/11/02, executed by Danielle Hovenier, to R. Grattan Brown and Charles A. Neale as Trustees, for the benefit of National Bank of Commerce, recorded on 12/18/02 in Instrument #20021218-0156317, Register's Office, Davidson County, Tennessee, securing the principal amount of $200,000.00.
6. Subject to Deed of Trust dated 5/29/03, executed by Danielle Hovenier, to R. Grattan Brown and Charles A. Neale as Trustees, for the benefit of National Bank of Commerce, recorded on 6/6/03 in Instrument #20030606-0078190, Register's Office, Davidson County, Tennessee, securing the principal amount of $130,000.00.

EXHIBIT "A"

TRACT I:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12 and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41° 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning for the herein described tract; thence, leaving the common line of said properties, continuing with said easterly right of way, North 41° 47' 11" West, 99.09 feet to a p.k. nail (new) at the intersection of said easterly right of way and the southerly right of way of Alley No. 258 (a 16 foot right of way); thence, with said southerly right of way, North 64° 52' 35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V. B. Pounders, III and wife, C. D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence, leaving said southerly right of way, with the common line of said Claunch and Pentecost property and said Pounders and Frame property, South 24° 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence, leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69° 09' 43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN; thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34° 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62° 04' 18" West, 41.91 feet to a p.k. nail (new); thence, South 29° 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property; thence, leaving said Webb property, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, South 62° 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, Tennessee No. 2298, dated August 20, 2002.

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, page 70, Register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of MCFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41° 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62° 35' 18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property, with the common line of said Claunch and Pentecost property and said Webb property, North 29° 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62° 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34° 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Claunch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63° 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith Associates, Tennessee No. 2298, dated August 20, 2002.