THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21366G

Davidson County DEEDWARR
Recvd: 07/20/05 08:27 2 pgs
Fees:13.00 Taxes:1228.40
20050720-0084104

MAP/GROUP/PARCEL:
158-07-0 001.00

NEW OWNER'S NAME AND ADDRESS:
Kendall and Kiran Dealy
1919 Cromwell Dr.
Nashville, TN 37216

SEND TAX BILLS TO:
~~New Owner~~
Churchill Mortgage
761 Old Hickory Blvd. Ste400
Brentwood, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FORREST J. RUSSELL, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto KENDALL AND KIRAN DEALY, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, to wit:

Being Lot No. 115 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, Page 94, Register's office for Davidson County, Tennessee.

Said Lot No. 115 fronts 357.4 feet on the westerly side of Cromwell Drive, and extends back 262.0 feet on the northerly line and 375.9 feet on the southerly line to a dead line measuring 124.7 feet thereon.

The subject property is improved property commonly known as 1919 Cromwell Drive, Nashville, TN 37215.

Being the same property conveyed to the within named Grantors as of record in Book 10411, Page 539, Register's Office for Davidson County, Tennessee.

Said property has not been the marital residence of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Forrest J. Russell

Forrest J. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Forrest J. Russell, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 13th day of July 2005.

NOTARY PUBLIC 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $332,000.00.

Amanda Milner

AFFIANT

Sworn to and subscribed before me, this the 13th day of July 2005.

NOTARY PUBLIC

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.