This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050415

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Irwin Mortgage Corp.
10500 Kincaid Drive
Fishers, IN 46038

Davidson County DEEDWARR
Recvd: 07/25/05 13:53 3 pgs
Fees:18.00 Taxes:658.60

20050725-0086168

New Owner is:
James and Rita Hume
624 McMurray Drive
Nashville, TN 37211

MAP: 161-02
PARCEL: 14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carlton E. Connelly and wife, Linda S. Connelly**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James M. Hume and wife, Rita L. Hume**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 and Reserved Parcel "B" on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 41 fronts 80.0 feet on the north side of McMurray Drive and extends back 110.0 feet on the easterly side and 125.0 feet on the westerly side to a broken line in the rear, measuring 101.5 feet thereon.

Said Reserved Parcel "B" begins at a concrete monument in the northerly margin of McMurray Drive, said monument being North 86 degrees 59' West 14.9 feet from the southwesterly corner of Lot No. 41; from said beginning point, thence, North 1 degree 32' East 479.1 feet to a concrete monument; thence, South 36 degrees 45' East 6.4 feet to the southwesterly corner of Lot No. 48; thence, with the rear or southwesterly line of Lot No. 48, South 36 degrees 45' East 69.4 feet to the southeasterly corner of Lot No. 48 and the southwesterly corner of Lot No. 47; thence, with the rear or southwesterly line of Lot No. 47, South 24 degrees 10' East 49.5 feet to the common rear corners of Lots No. 47 and 46; thence, with the rear or westerly line of Lot No. 46 South 7 degrees 00' East 49.5 feet to the common rear corners of Lots No. 46 and 45; thence, with the rear or westerly lines of Lots No. 45 and 44 South 3 degrees 01' East 144.0 feet to the southwesterly corner of Lot No. 43; thence, with the rear or westerly line of Lot No. 43 South 3 degrees 01' East 39.0 feet to a concrete monument, a common corner of Lots No. 43 and 41; thence, with the northerly or northwesterly line of Lot No. 41 South 72 degrees 14' West 58.5 feet to the northwesterly corner of Lot No. 41; thence with the westerly line of Lot No. 41 southwardly 125.0 feet to the southwesterly line of Lot No. 41; thence, with the northerly

margin of McMurray Drive North 86 degrees 59' West 14.9 feet to the point of beginning.

Being the same property conveyed to Carlton E. Connelly and wife, Linda S. Connelly by Warranty Deed from Perry Lynn Talbott and wife, Patsy S. Talbott dated November 14, 1995, recorded November 17, 1995, in Book 9863, page 57, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CEC lsc Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of July, 2005.

GRANTOR:

Carlton E. Connelly

Carlton E. Connelly

Linda S. Connelly

Linda S. Connelly

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carlton E. Connelly and wife, Linda S. Connelly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of July, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Melissa L. Sanders
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

_____
Affiant

SWORN TO and subscribed before me this 14th day of July, 2005

_____
NOTARY PUBLIC

My commission expires:

_____

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008