Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(gj) Title No: 46687
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/22/05 11:00 2 pgs
Fees:13.00 Taxes:277.50
20050922-0113705

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Eric McConnell 1311 Boscobel Street Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 083-13-154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert B. McConnell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Eric McConnell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 154 in East Edgefield Addition to Nashville, a plan of which is registered in Book 21, page 147, in Register's Office of Davidson County, Tennessee. Said Lot No. 154 fronts eighty-three and one-half feet on the northerly side of Boscobel, formerly Magnolia Street and runs back with the westerly margin of Fourteenth, formerly Division Street, one hundred and seventy feet to an alley, and shows 85 feet, one inch on said alley.

Being the same property conveyed to Robert McConnell by deed from William H. Cates and wife, Reba C. Cates and Anthony W. Cates, and wife, Deborah S. Cates of record in Book 10715, page 145, Register's Office for Davidson County, Tennessee.

Lois P. McConnell spouse of Robert B. McConnell joins in this conveyance for the sole purpose of conveying and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21 Page 147, said Register's Office.

This is improved property, known as: 1311 Boscobel Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2005.

Robert B. McConnell

Lois P. McConnell

State of TENNESSEE
County of DAVIDSON

On this 21st day of September, 2005 , before me the undersigned authority, personally appeared Robert B. McConnell and Lois P. McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn and subscribed before me this the 21st day of September, 2005

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public