THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #057039** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $577,000.00. Charity J. McConnell Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
William J. Brannick Toni Brannick 407 Wilsonia Avenue Nashville, TN 37205	William J. Brannick 407 Wilsonia Avenue Nashville, TN 37205	Map 103-13 Parcel 40

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William S. McConnell, IV**, and wife, **Charity McConnell**, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William J. Brannick** and wife, **Toni Brannick**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Hillwood Estates, Section 2, of record in Plat Book 1835, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William S. McConnell, IV and Charity McConnell, husband and wife by deed dated 5-18-01 from Hunter C. Jackson, and wife, Lydia O. Jackson of record in Instrument No. 200105180051816, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2005, which have been prorated between the parties.
2. All matters shown on the Plan of Hillwood Estates, Section 2 of record in Plat Book 1835, Page 80, Register's Office of Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6288, page 633 Register's Office of Davidson County Tennessee.

This is improved property known as: 407 Wilsonia Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2005.

William S. McConnell, IV

Charity McConnell

Davidson County DEEDWARR
Recvd: 10/04/05 11:14 2 pgs
Fees:13.00 Taxes:2134.90

20051004-0119157

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared William S. McConnell, IV and Charity McConnell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 30th day of September, 2005.

Notary Public

My commission expires: 5/23/09

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009