Davidson County DEEDWARR
Recvd: 04/07/06 14:20 2 pgs
Fees:13.00 Taxes:1887.00
20060407-0040608

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

Our File Number: 23549S

MAP/GROUP/PARCEL: 117-4-134 & 117-04-0-133.00

NEW OWNER'S NAME AND ADDRESS:
PAUL B. CURRAN, JR. & RONALD M. KELLY
1822 AND 1824 WILDWOOD AVENUE
Nashville, TN 37212

SEND TAX BILLS TO:
PAUL B. CURRAN, JR. AND RONALD M. KELLY
3350 STONERS BEND DRIVE
HERMITAGE, TN 37076

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ELIZABETH B. BOYD and PETER REDVERS-LEE, WIFE AND HUSBAND, hereinafter called Grantors, does hereby transfer and convey unto, PAUL B. CURRAN JR. and RONALD M. KELLY, AS TENANTS IN COMMON their heirs and assigns, hereinafter called Grantees, property described as follows:

TRACT 1:

**LAND in Davidson County, Tennessee, being Lot No. 9 of Block "A", on the Plan of Belmont Terrace Annex No. 3, as shown on plat of record in Plat Book 1130, page 24, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 9 of block "A" fronts 50.0 feet on the northerly side of Wildwood Avenue and runs back between lines 258.9 feet on the easterly line and 235.9 feet on the westerly line to the south margin of Rosewood Avenue on which it measures 65.0 feet.**

Being the same property conveyed to Elizabeth B. Boyd and husband, Peter Redvers-Lee in Instrument No. 20000829-0085084 recorded 08/29/2000, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY IS IMPROVED PROPERTY KNOWN AS 1822 WILDWOOD AVENUE NASHVILLE, TN 37212

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 8, Block A, on the Map of Belmont Terrace Annex No. 3, as shown on plat of record in Plat Book 1130, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elizabeth B. Boyd and husband, Peter Redvers-Lee in Instrument No. 20060302-0024162, recorded 3/2/2006, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY IS IMPROVED PROPERTY KNOWN AS 1824 WILDWOOD AVENUE NASHVILLE, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they

are 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.

GRANTORS further covenants and binds themselves, their 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.

The signature of Peter Redvers-Lee is hereby effected by the signature of his attorney-in-fact, pursuant to the Durable Power of Attorney, being recorded in Instrument No. 20060407-0040606 and Instrument No. 20060407-0040607, Register's Office for Davidson County, Tennessee.

Elizabeth B. Boyd
ELIZABETH B. BOYD

Peter Redvers-Lee by Elizabeth B. Boyd, Atty. in Fact
PETER REDVERS-LEE

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, ELIZABETH B. BOYD as an individual and as Attorney in Fact for PETER REDVERS-LEE, with whom I am personally acquainted, and who acknowledged that she 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 31st day of March, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES NOV. 14 2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $510,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of March, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES