Davidson County DEEDWARR
Recvd: 07/17/06 12:07 2 pgs
Fees:13.00 Taxes:1480.00

20060717-0085635

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James M. Halloran and William C. Allen	New Owner	Map 102-16
P.O. Box 50813		Parcel 63.00
Nashville, TN 37205		26b 12667

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Samuel H. Oakley and wife, Cheryl F. Oakley** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James M. Halloran and William C. Allen** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 170 fronts 190 feet on the easterly side of Darden Place and runs back 383.4 feet on the southerly line and 433.52 feet on the northerly line to a dead line in the rear on which it measures 196.66 feet.

Being the same property conveyed to Samuel H. Oakley and wife, Cheryl F. Oakley by Warranty Deed of the of record in Instrument Number 20050919-0112426, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Easement of record in Book 4311, page 269, said Register's Office.

This is improved property commonly known as 756 Darden Place, Nashville, TN 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 13th day of ~~September~~ July, 2006.

Notary Public

TIMOTHY WESTERGARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-24-2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of ~~September~~ July, 2006.

Samuel H. Oakley

Cheryl F. Oakley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Samuel H. Oakley and wife, Cheryl F. Oakley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of July, 2006.

Notary Public

My Commission Expires: 6-21-2009

TIMOTHY WESTERGARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY