RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/24/06 08:26 3 pgs
Fees:18.00 Taxes:1295.00
20060724-0088477

Our File Number: 24595N

MAP/GROUP/PARCEL: 117-04-0-134.00

NEW OWNER'S NAME AND ADDRESS:
JOHN A DACE
1822 WILDWOOD AVENUE
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PAUL B CURRAN, JR., a married man and RONALD M KELLY, a married man, hereinafter called Grantors, does hereby transfer and convey unto, JOHN A DACE ,married ; his heirs and assigns, hereinafter called Grantee, property described as follows:

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, Tennesse.

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.

***

The subject property is improved property known as 1822 WILDWOOD AVENUE, Nashville, TN 37212.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20060407-0040608, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee 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 covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

***Peggy B. Curran, spouse of Paul B. Curran, Jr., and Mary Ann Kelly, spouse of Ronald M. Kelly, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

PAUL B CURRAN, JR.

Peggy B. CURRAN by Paul B Curran as atty in fact

RONALD M KELLY

MARY KELLY by Ronald M Kelly as Atty in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, PAUL B CURRAN, JR. and RONALD M KELLY, with whom I am personally acquainted, and who acknowledged that they 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 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, PAUL B CURRAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of Peggy B Curran and as her free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, RONALD M KELLY, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument on behalf of Mary Kelly and as her free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $350,000.00.

Rachel Neal
AFFIANT

Sworn to and subscribed before me, this the 7th day of July, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006