3 13
Sherrad
D. Page

GENERAL WARRANTY DEED

TO:	Shannon M. O'Shea	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	William E. Mullins and wife, Ann B. Mullins	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Shannon M. O'Shea 4103 Dorman Drive Nashville, TN 37215	Same	Map 93-11 Parcel 172

Davidson County DEEDWARR
Recvd: 07/27/06 15:39 4 pgs
Fees:23.00 Taxes:2756.50

20060727-0091176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $745,000.00.

Dana Page
Affiant

Sworn to and subscribed before me, this 26 day of July, 2006.

Traci Henry
NOTARY PUBLIC
AT LARGE
Traci Henry Notary Public
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **William E. Mullins and wife, Ann B. Mullins** (hereinafter collectively, called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Shannon M. O'Shea** (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Williamson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the

lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 26 day of July, 2006.

SELLER:

William E. Mullins

Ann B. Mullins

STATE OF Maine)
)
COUNTY OF Washington

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William E. Mullins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Eastport, Maine, this 20 day of July, 2006.

Notary Public April L.K. Theriault

My Commission Expires:

4-13-2012

April L. K. Theriault
Notary Public, Maine
My Commission Expires April 13, 2012

STATE OF Maine)
)
COUNTY OF Washington

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann B. Mullins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Eastport, Maine, this 20 day of July, 2006.

Notary Public April L.K. Theriault

My Commission Expires:

4-13-2012

April L. K. Theriault
Notary Public, Maine
My Commission Expires April 13, 2012

EXHIBIT A

PROPERTY DESCRIPTION

Being Lots Nos. 21 and 22 in Rutledge's Addition to the City of Nashville, of record in Book 21, Page 73, Register's Office for Davidson County Tennessee.

Said Lots Nos. 21 and 22 adjoin and front together 100 feet on the West side of First Avenue South (presently known as Rutledge Street) and run back between parallel line 150 feet to an alley.

Being the same property conveyed to William Mullins and wife, Ann B. Mullins, by Deed of Record in Book 7261, page 976, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Book 21, page 73.

3. Restrictions pertaining to the Rutledge Hill Redevelopment Plan as of record in Book 7034, page 983; Book 7085, page 13; Book 7631, page 606; book 10512, page 464; and Book 10512, page 477.