Davidson County DEEDWARR
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20060808-0097137

This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sean O'Halloran and Leanne O'Halloran, husband and wife**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Bradley Thomas and wife, Christianne Thomas** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 137 ON THE PLAN OF RESUBDIVISION OF TRACESIDE, A PLANNED UNIT DEVELOPMENT, SECTION ONE, OF RECORD IN BOOK 7900, PAGE 946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO SEAN O'HALLORAN AND LEANNE O'HALLORAN, HUSBAND AND WIFE BY WARRANTY DEED OF WENG POO KANG AND WIFE, CEN LI DATED NOVEMBER 10, 2003 AND FILED FOR RECORD IN INST. NO. 20031113-0165869, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 155-16-A-18 CO

This property is known as: 108 Trace Park Court East, Nashville, TN 37221

Page 675 Subject to Restrictions of record in Book 9236, Page 504; Book 9435, Page 493; Book 9677, ~~Page 899~~, Charter of record in Book 9668, Page 894; All matters shown on the Plat of record in Book 7900, Page 946, Davidson County, TN, Register of Deeds. Bylaws: Book 9668, Page 899

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 3 day of ~~July~~ Aug, 2006.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Sean O'Halloran
Grantor
Sean O'Halloran

Leanne O'Halloran
Grantor
Leanne O'Halloran

STATE OF Tennessee
COUNTY OF Williamson

On this 3 day of ~~July~~ Aug, 2006 before me personally appeared **Sean O'Halloran and Leanne O'Halloran** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires: _____

Grantor(s) Name, Address, phone:
Sean O'Halloran and Leanne O'Halloran

Grantee(s) Name, Address, phone:
Bradley Thomas & Christianne Thomas
108 Trace Park Ct. E.
Nashville, TN 37221

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$299,900.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of ~~July~~ Aug, 2006.

s/ Sean O'Halloran
Affiant

Type or Print Name

(Seal)

Notary Public

My commission expires:

Type or Print Name

WILLIAM DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009