This Instrument Was Prepared By:
C. Palmer Pillans
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/22/06 10:43 3 pg:
Fees:18.00 Taxes:2078.93
20060922-0117705

Address New Owner(s):	Send Tax Bills to	Tax Information:
Thomas G. Andrews Cynthia M. Andrews 109 Rushing Brook Circle Nashville, Tennessee 37221	New Owner	Map: 130-7 Parcel: 116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Halloran** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas G. Andrews** and wife, **Cynthia M. Andrews** ("Grantee"), as tenants by the entirety, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Real Estate").

This is improved property known as 718 Lynnwood Boulevard, Nashville, Davidson County, Tennessee 37205. The Real Estate is not the primary residence of the Grantor or his spouse.

TO HAVE AND TO HOLD said Real Estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, as tenants by the entirety, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said Real Estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said Real Estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2006.

James M. Halloran

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Halloran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2006.

Karla A. Lissby
Notary Public
My Commission Expires: 11-25-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $561,872.32.

Affiant

Subscribed and sworn to before me,
this 18th day of September, 2006.

Karla Lissby
Notary Public
My Commission Expires: 11-25-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2006

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. "B" on the unrecorded plan of a Resubdivision of Lot Nos. 212 and 213, on the Plan of Royal Oaks Land Company's Subdivision, of record in Plat Book 421, Page 103, in the Register's Office for Davidson County, Tennessee, and said lot No. "B" being part of Lot Nos. 212 and 213 on said plan and described as follows:

Beginning in the East margin of Lynnwood Boulevard at an iron pin, the common corners of Lot Nos. A and B of said resubdivision, said point being also South 1º 30' West 125 feet from a concrete monument at the Northwest corner of the original Lot No. 212 of said Royal Oaks Land Company's Subdivision; thence along the line between said Lots A and B South 87º East 300 feet to an iron pin in the West line of Lot D in said Subdivision; thence along the west line of said Lot D, South 1º 30' West 125 feet to an iron pin at the corner of Lots B and C; thence with the line between said lots North 87º West 314.6 feet to an iron pin in the East margin of Lynnwood Boulevard; thence along the East margin of said Boulevard Northerly 103 feet to a point and continuing with the margin of said Boulevard Northerly 23 feet to the beginning.

Being the same property conveyed to James M. Halloran by deed of record in Instrument No. 20050427-0047052, in the Register's Office for Davidson County, Tennessee.