Davidson County DEEDWARR
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This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
JAMES MICHAEL HALLORAN 414 Sunnyside Dr Nashville Tn 37205	SAME	116-11-41.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **JAMES MICHAEL HALLORAN**, hereinafter named Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **JAMES P. CLARKE, JR. and wife, PATRICIA C. CLARKE**, Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES MICHAEL HALLORAN**, Grantee herein, his heirs, successors and assigns, Grantors' entire interest in certain real estate located in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 48 feet 3 inches of Lot No. 12 and the northerly 60 feet of Lot No. 11 Block "E" on the Map of the Malone Property, called Honeywood Subdivision, and described according to an unrecorded plan of said Subdivision made by W. B. Southgate, as follows:

Beginning at a point on the easterly side of Sunnyside Drive 45 feet south of the corner of Lots Nos. 12 and 13, being 1733 feet south of the north line of Honeywood Subdivision; running thence southerly along the easterly side of Sunnyside Drive with a curve to the right 108 feet 3 inches to a stake; thence easterly 250 feet to a point in a branch; thence with the center of the branch northerly 89 feet to the original corner of Lots Nos. 11 and 12; thence continuing with the center of the branch northerly 61 feet to a stake; thence westerly 280 feet, more or less, to the point of beginning.

Being the same property conveyed to James P. Clarke, Jr. and wife, Patricia C. Clarke, by deed from Marie G. Duncan, unmarried, of record in Book 4659, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to the lien of taxes for 2006.

This is improved property known as 416 Sunnyside Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 30th day of NOVEMBER, 2006.

JAMES P. CLARKE, JR.

PATRICIA C. CLARKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 650,000.00. Subscribed and sworn to before me, this the 30th day of November, 2006.

AFFIANT

NOTARY PUBLIC

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, JAMES P. CLARKE, JR. and wife, PATRICIA C. CLARKE, the within named bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of NOVEMBER, 2006.

NOTARY PUBLIC

My commissions expires: 11-14-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN