THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $389,000.00 Anne D. Welton AFFIANT Subscribed and sworn to before me, this 30th day of November 2006. NOTARY PUBLIC My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Raymond A. Kennedy Siobhan Maher Kennedy 2007 McKeand Ave Nashville, TN 37204	SAME	118-3-146.00

Davidson County DEEDWARR
Recvd: 12/20/06 14:07 2 pgs
Fees:13.00 Taxes:1439.30

20061220-0156833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Julia M. Hogan and husband, Roger P. Hogan ("Grantors") do hereby bargain, sell, transfer and convey unto **Raymond A. Kennedy and wife, Siobhan Maher Kennedy** ("Grantees") their heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Final Plat of the Roger P. Hogan Subdivision, as shown of record in Instrument No. 200301007-0148039, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Julia M. Hogan and husband, Roger P. Hogan by Deed of record in Instrument No. 20030127-0010726, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Raymond A. Kennedy and wife, Siobhan Maher Kennedy**, their heirs and assigns, forever.

AND **Julia M. Hogan and husband, Roger P. Hogan** do hereby covenant with **Raymond A. Kennedy and wife, Siobhan Maher Kennedy**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Julia M. Hogan and husband, Roger P. Hogan** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **Raymond A. Kennedy and wife, Siobhan Maher Kennedy,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 2007 McKeand Avenue, Nashville, TN 37204

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of November, 2006.

Julia M. Hogan by Roger P. Hogan ATTY IN FACT
Julia M. Hogan, by Roger P. Hogan, Attorney-in-Fact

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 2006, before me personally appeared Roger P. Hogan, to me known to be the person described in and who executed the foregoing instrument on behalf of Julia M. Hogan, as per the Power of Attorney of record in Instrument No. 20041222-0152157, and who acknowledged the execution of the same by his free act and deed on behalf of said Julia M. Hogan. Witness my hand and official seal.

Notary Public

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Roger P. Hogan, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 30th day of November, 2006.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

MY COMMISSION EXPIRES: 3.20.2010

Permitted Encumbrances

1. County Taxes for 2006 have been prorated and paid by the Grantor, all subsequent years a lien not yet due and payable.

2. Plan of record in Instrument No. 20031007-0148039 Register's Office for Davidson County, Tennessee.

3. Reciprocal Easement Agreement of record in Instrument No. 20031015-0153094, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 843, page 100, Register's Office for Davidson County, Tennessee.