Davidson County DEEDWARR
Recvd: 03/13/07 14:57 3 pgs
Fees:18.00 Taxes:61.05

20070313-0030839

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Halloran Ross Investments	James Halloran	Map/Parcel 06800005500
414 Sunnyside Drive	P.O. 50813	
Nashville, TN 37205	Nash TN 37205	07-02-12902

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William H. Council,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Halloran Ross Investments** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A

Being the same property conveyed to Henry Majors and wife, Bailus Majors by deed from Sallie A. Ellison of record in Book 4201, page 504, Register's Office for Davidson County, Tennessee, Bailus Majors having predeceased Henry Majors. Henry Majors is now deceased and devised this property to William H. Council by will of record at Instrument No. 20050214-0016614, said Register's Office, Willie M. Council being predeceased Henry Majors.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters shown on Plan in Minute Book CC, page 95 of the Circuit Court of Davidson County, Tennessee.
2. 2007 county property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as 4514 Ashland City Highway, Nashville, TN 37218

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $16,500.00.

Affiant

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me this 9th day of March, 2007

My Commission Expires: My Commission Expires 03/21/2009

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of March, 2007.

William H. Council

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, William H. Council, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2007.

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires
03/21/2009

My commission expires: _____

SCHEDULE A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF MARTHA A. SIMPKINS, DECEASED, WHICH PLAN IS RECORDED IN MINUTE BOOK "CC", PAGE 95, CIRCUIT COURT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, CIVIL ENGINEER, DATED OCTOBER 14, 1967, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HYDES FERRY PIKE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO SALLIE A. ELLISON, OF RECORD IN BOOK 3953, PAGE 683; THENCE NORTH 0° 33' WEST 200 FEET TO A POINT; THENCE SOUTH 86° 50' WEST 60 FEET; THENCE SOUTH 0° 33' EAST 200 FEET TO THE NORTHERLY MARGIN OF HYDES FERRY PIKE; THENCE EASTERLY 60 FEET TO THE BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY DECREE FOR REDEMPTION AS RECORDED ON THE 7TH DAY OF MARCH, 1996 IN BOOK 9972, PAGE 542; FINAL DECREE CONFIRMING SALE AS RECORDED ON THE 17TH DAY OF MARCH, 1995 IN BOOK 9620, PAGE 551; DECREE FOR REDEMPTION AS RECORDED ON THE 26TH DAY OF JULY, 1990 IN BOOK 8160, PAGE 979 AND WARRANTY DEED FROM SALLIE A. ELLISON TO HENRY MAJORS AND WIFE, BAILUS MAJORS AS RECORDED ON THE 25TH DAY OF DECEMBER, 1967 IN BOOK 4201, PAGE 504, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT

THIRTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING NORTH MARGIN OF S.R. 12 AND THE WEST BOUNDARY OF THE MARSHALL NEY CHEATHAM AND WIFE PROPERTY; THENCE WITH SAID NORTH MARGIN WESTWARDLY 60 FEET MORE OR LESS TO A POINT IN THE SOUTHEAST CORNER OF THE CHURCH OF THE LIVING GOD PROPERTY; THENCE WITH THE CHURCH'S EAST BOUNDARY NORTH 05 DEGREES 03 MINUTES 37 SECONDS EAST 52 FEET MORE OR LESS; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST 61 FEET MORE OR LESS TO A POINT IN CHEATHAM'S WEST BOUNDARY; THENCE WITH SAID WEST BOUNDARY SOUTH 05 DEGREES 03 MINUTES 37 SECONDS WEST 55 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 3188 SQUARE FEET AND BEING PART OF THE SAME PROPERTY CONVEYED TO HENRY MAJORS AND WIFE, BAILUS MAJORS BY SALLIE A. ELLISON AS OF RECORD IN BOOK 4201, PAGE 504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS HEREBY CONDEMNED IN FEE SIMPLE AND THE LIEN FOR PROPERTY TAXES AGAINST THE SAME IS TO BE REMOVED AS PROVIDED FOR IN SECTION 67-5-203, T.C.A.

THE ABOVE DESCRIBED PROPERTY IS IMPROVED AND IS LOCATED ON THE NORTH SIDE OF HYDES FERRY PIKE 2500 FEET MORE OR LESS WEST OF CATO ROAD.

BEING THE SAME PROPERTY CONVEYED BY FINAL DECREE VESTING TITLE OF PROPERTY IN PETITIONER, RECORDED IN BOOK 8429, PAGE 714, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.