[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William Z. Fay	James M. Halloran	Map/Parcel 11808006400 11808116300
305 Silvercreek Court	414 Sunnyside Drive	
Franklin, TN 37069	Nashville, TN 37205	07-03-12913 26b

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, **James M. Halloran, a married person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William Z. Fay, a married person,** (The "Grantee"), his 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 Exhibit A

Davidson County DEEDWARR
Recvd: 04/25/07 15:27 3 pgs
Fees:18.00 Taxes:814.00
20070425-0049531

This conveyance is subject to the following:

1. All matters as shown on Plat of Grandview Heights in Plat Book 161, pages 14 and 15, Register's Office for ~~Sumner~~ 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 2421 and 2423 Eugenia Avenue, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me this 10th day of April, 2007

Notary Public

My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

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, his heirs 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, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of April, 2007.

James M.. Halloran

State of Tennessee
County of Davidson

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

Witness my hand, at office, this 18th day of April, 2007.

Notary Public

My commission Expires 02/26/2011

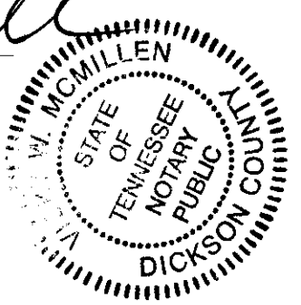


Exhibit A

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF GRANDVIEW HEIGHTS OF RECORD IN BOOK 161, PAGES 14 AND 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 34 FRONTS 50.0 FEET ON THE WESTERLY SIDE OF EUGENIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO A DEAD LINE ON WHICH IT MEASURES 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL HALLORAN, A SINGLE PERSON BY WARRANTY DEED FROM HERMAN DUANE RYAN AND WIFE, CLAUDETTE A. RYAN, RECORDED ON THE 13TH DAY OF DECEMBER, 1989 IN BOOK 8004, PAGE 322, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF GRANDVIEW HEIGHTS, AS OF RECORD IN BOOK 161, PAGES 14 AND 15, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 50 FEET ON THE WESTERLY SIDE OF EUGENIA AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL HALLORAN, AN UNMARRIED PERSON BY WARRANTY DEED FROM H. DUANE RYAN AND WIFE, CLAUDETTE A. RYAN, RECORDED ON THE 13TH DAY OF DECEMBER, 1989 IN BOOK 8004, PAGE 328, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.