THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***365,000.00.

Affiant

Subscribed and sworn to before me this 30th ay of April, 2007.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 05/01/07 12:25 2 pgs
Fees:13.00 Taxes:1350.50
20070501-0051780

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Terry Maroney 1211 Gartland Avenue Nashville, Tennessee 37206	Countrywide Home Loans 801 Crescent Centre Drive #510 Franklin, Tennessee 37067	MAP 083-09-0 PARCEL 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five and 00/100 Dollars ($***365,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Donald J. Driscoll and wife, Adrian R. Watts-Driscoll, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Terry Maroney and Christine Sun,* AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *both unmarried,

BEING the easterly one-half of Lot No. 3 in D.H. Bailey's Subdivision of Block No. 1 of the Andrew Allison Homeplace of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Donald J. Driscoll and wife, Adrian R. Watts-Driscoll, by deed dated January 10, 1997, from William M. Griffin and Andrew J. Edwards, both unmarried, of record in Book 10317, page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Gartland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of D.H. Bailey's Subdivision of Block No. 1 of the Andrew Allison Homeplace of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April, 2007.

Donald J. Driscoll

Adrian R. Watts-Driscoll

By: Adrian Watts-Driscoll
Adrian Watts-Driscoll,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrian R. Watts-Driscoll, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2007.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/30/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said State and County, Adrian Watts-Driscoll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Attorney in Fact for Donald J. Driscoll ("Grantor") and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2007.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/30/2009