(2)

Davidson County DEEDWARR
Recvd: 05/02/07 10:20 2 pgs
Fees:13.00 Taxes:1998.00

20070502-0052323

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson Williamson
Actual consideration or value for
this transfer is $540,000.00
Affiant
Subscribed and sworn to before me
This 30 day of Apr. 1, 2007
Notary exp: 9-19-09

Address of new owners:
2520 Blair Blvd
Nashville, TN 37212

Send tax bills to:
New Owner

Map & Parcel:
104-11-294

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Hunter H. Connelly, married** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Halloran and wife Jennifer A. Halloran** 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:

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, of record Plat 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hunter H. Connelly by deed from Tse Tseng Chen and Wife Su Yuan Teng of record in Book 10339, Page 188 dated January 30th, 1997 in said Registers Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2520 Blair Blvd Nashville, TN 37212**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 30 day of April, 2007.

Hunter Connelly
H.

HHC

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 Hunter H. Connelly, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 30 day of April, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007