WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,600.00.

Affiant

Subscribed and sworn to me on May 25, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 05/29/07 12:40 2 pgs
Fees:13.00 Taxes:823.62
20070529-0063403

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Matthew and Joanna Jordan Conley 1116 Delmas Avenue Nashville, TN 37216	Webster Bank, N.A. 609 W. Johnson Ave. Cheshire, CT 06410-4502	72-10-193

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Troy Weaver and wife, Shelia T. Weaver, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard Matthew Conley and wife, Joanna Jordan Conley, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32 on the Map of Eastmoor Place, a subdivision by B. R. Kennedy of parts of Lots Nos 3 and 4 and all of Lot No. 5 in the division of the Mrs. Lucinda Litton's Lands of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 56 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 243.3 feet to a dead line.

Being the same property conveyed to Troy Weaver and Shelia T. Weaver, husband and wife, by Warranty Deed dated April 27, 2006 from Robert Nowlin and Eunice Nowlin, husband and wife, and Corey Boone, married, of record in Instrument No. 20060503-0051524, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on the Plan of Eastmoor Place of record in Book 547, Pages 177 and 178, in the Register's Office for Davidson County, Tennessee; and
3. Restrictions of record in Book 1090, Page 524 (excluding any restrictions prohibited by law), said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1116 Delmas Avenue, Nashville, TN 37216.

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 successors and assigns, forever, and GRANTORS do 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the

lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on May 25, 2007.

Troy Weaver

Shelia T. Weaver

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2007, before me personally appeared Troy Weaver and wife, Shelia T. Weaver to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 25, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE