(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Sonya Lu
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of June, 2007.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris Donnelly and wife, Linsly Donnelly

1509 Lethia Drive
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 06/19/07 10:25 2 pgs
Fees:13.00 Taxes:536.50
20070619-0073108

SEND TAX BILLS TO:
NEW OWNER
34072 Copper Latern
Dana Point, CA 92629

MAP-PARCEL NUMBERS:

073-13-204.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dale Hubbard hereinafter referred to as Grantors, hereby transfers and conveys to Chris J. Donnelly and wife, Linsly M. Donnelly, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 14 on the Plan of Dugger Heights, Section III of record in Book 1835, Page 54, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 14 fronts 80.0 feet on the easterly margin of Lethia Drive and extends back 267.6 feet on the northerly line and 286.4 feet on the broker southerly line to a dead line in the rear, measuring 59.3 feet theron.

Being the same property conveyed to Neilson Hubbard and wife, Cameron W. Hubbard by Warranty deed from Malcolm Leonard McCune of record in Instrument No. 20030430-0057691, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Dale Hubbard by Warranty Deed In Lieu of Foreclosure from Neilson Hubbard and wife, Cameron W. Hubbard of record in Instrument No. 20070619-0073106 Register's Office for Davidson County, Tennessee.

270400486

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1835, Page 54, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1509 Lethia Drive, Nashville, TN 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, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 my hand this 5th day of June, 2007.

Dale Hubbard

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dale Hubbard, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of June, 2007.

SAUL RANKIN COUNTY MS NOTARY PUBLIC

Notary Public

My Commission Expires: _____

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 24, 2011
BONDED THRU STEGALL NOTARY SERVICE

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