THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26662-05-2007** **Record & Return To:** **Comer and Jenkins** **392 Harding Pl # 230** **Nashville, TN 37211**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,580,000.00 Affiant Subscribed and sworn to before me this 21st day of June, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert A. Levy 3510 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** COUNTRYWIDE HOME LOANS, INC. P. O. BOX 660694 DALLAS, TX 75266-0694	**Tax Information:** Map and Parcel No.: 117050089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas J. Cahill and wife, Theresa B. Cahill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Levy** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3510 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of June, 2007.

Douglas J. Cahill by Steve G. Fridrich as Attorney-In-Fact

Theresa B. Cahill by Steve G. Fridrich as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Steve G. Fridrich, 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 on behalf of Douglas J. Cahill and Theresa B. Cahill as their Attorney-In-Fact, as the free act and deed of the within named Douglas J. Cahill and Theresa B. Cahill.

Witness my hand, at office, this 21st day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/26/07 13:09 2 pgs
Fees:13.00 Taxes:5846.00

20070626-0076260

EXHIBIT "A"

Land in Davidson County, Tennessee described as follows:

Beginning at a point in the center line of Hampton Avenue 125.5 feet west of the southwest corner of a tract of 6.28 acres, more or less, said point likewise being 5.5 feet west of the southwest corner of the property that was conveyed to Joe C. Carr and wife, by deed from C. B. Kelley, of record in Book 1195, page 252, Register's Office for said County; thence along the center line of Hampton Avenue, South 88 degrees 30 minutes West 116 feet to a point; thence North 1 degree West 232 feet to a point, being the southwest corner of the property conveyed to Sidney W. Ballard and wife, by deed from J. H. Lawson and wife, of record in Book 1139, page 10, Register's Office for said County; thence with Ballard's south line, North 88 degrees 30 minutes East 116 feet to a point, being 3.4 feet from said Carr's northwest corner, being 123.4 feet west from the original west line of the 6.28 acres, above referred to : thence South 1 degree East 232 feet to the point of beginning.

Being the same property conveyed to Douglas J. Cahill and wife, Theresa B. Cahill by Warranty Deed dated October 29, 1998 from James R. Groseclose and William E. Lewis, Jr. of record in Book 11195, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 639, page 268, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4096, page 980, Register's Office for Davidson County, Tennessee.