Box 10-B

Davidson County DEEDWARR
Recvd: 07/02/07 10:58 2 pgs
Fees:13.00 Taxes:510.60
20070702-0078519

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Steven A. Mathers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2007.

Dawn S. Smith
Notary Public
MY COMMISSION EXPIRES: April 10, 2011
File No. G7-3752D

DAWN S. SMITH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-3312-2 - Expires April 10, 2011

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. O'Connor, unmarried Janelle Epstein, unmarried Kevin J. O'Conner, married (NAME)	Michael J. O'Connor Janelle Epstein Kevin J. O'Connor (NAME)	91-10-245
521 Snyder Avenue (STREET ADDRESS	Same (STREET ADDRESS) 521 Snyder Avenue	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Steven A. Mathers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. O'Connor, unmarried, Janelle Epstein, unmarried and Kevin J. O'Connor, married**, 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 No. 4, Block "A", on the map of Mrs. S. B. DRAKES SUBDIVISION, of Block "A" and J.M. Davidson's Subdivision of Block "B", Vernon and Lovell's Coleman Heights Plan, as shown by plat of record in Plat Book 332, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven A. Mathers from Eddie Porter, by Deed dated November 1, 2006, as Instrument No. 200611060138041, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 521 Snyder Avenue, Nashville, TN 37209.

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 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, 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.

Witness my/our hand(s) this 29th day of June, 2007.

Steven A. Mathers

Steven A. Mathers

June 29, 2007
Date

STATE OF NEVADA

COUNTY OF Washoe }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Steven A. Mathers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of June, 2007.

My Commission Expires: April 10, 2011

Dawn S. Smith
Notary Public

DAWN S. SMITH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-3312-2 - Expires April 10, 2011

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2007.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066