WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/07 09:46 2 pgs
Fees:13.00 Taxes:1044.88
20070725-0088068

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02278 MCNALLY CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph Daniel McNally and Sara Ann McNally	Same	126-16-0-A-293.00CO
7701 Riverview Bend Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON J. BATTLES, AND WIFE, KIMBERLY G. BATTLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSEPH DANIEL MCNALLY, AND WIFE, SARA ANN MCNALLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7701 Riverview Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 20th day of July, 2007.

Jason J. Battles by Kimberly G. Battles
Jason J. Battles
By: Kimberly G. Battles, Attorney in Fact

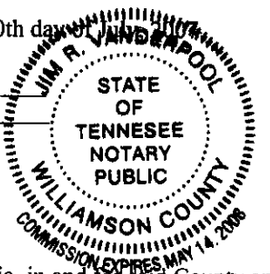
Kimberly G. Battles
Kimberly G. Battles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 20th day of July, 2007, before me personally appeared Kimberly G. Battles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jason J. Battles** and acknowledged that he executed the same as the free act and deed of said**Jason J. Battles**.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2007.

Notary Public_____
My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KIMBERLY G. BATTLES, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2007.

Notary Public_____
My Commission Expires:_____

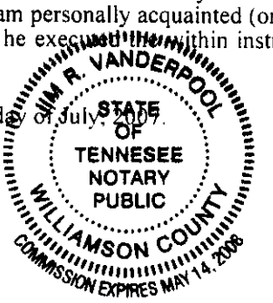


EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 346 ON THE FINAL PLAT OF RIVERWALK, PHASE 2A, SECTION 2, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20031014-0151984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JASON J. BATTLES AND WIFE, KIMBERLY G. BATTLES BY WARRANTY DEED FROM THE CRAIG COMPANY, A TENNESSEE CORPORATION, RECORDED ON THE 14TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050314-0027627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jason J. Battles and Kimberly G. Battles pursuant to a power of attorney executed by the same, and being filed for in Instrument # 20070725008806?, Register's Office for Davidson County, Tennessee.