(2)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00 .

Affiant

Subscribed and sworn to before me this 21st day of September, ~~2007.~~

Notary Public
My Commission Expires 01/26/08

Davidson County DEEDWARR
Recvd: 09/25/07 12:33 2 pgs
Fees:13.00 Taxes:1591.00
20070925-0114318

Notary Seal present,
but could not be reproduced.

07-1344 Bill Garrett
Davidson County Register of Deeds

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carol T. Vanek	New Owner	118-5
1020 Gale Lane		52.00
Nashville, TN 37204		

WARRANTY DEED

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 hereby acknowledged, we **James Michael Hannan and wife, Rosemary Richie Hannan**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carol T. Vanek**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 6 and the westerly 35 feet of Lot No. 7 on the Plan showing subdivision of the south part of Dr. L.G. Noel's Property of record in Book 547, Page 105, Register's Office for said County.

Said part of Lots No. 6 and 7 front together 75 feet on the northerly side of Gale Avenue and runs back between parallel lines, 105 feet to a dead line.

Being the same property conveyed to James Michael Hannan and wife, Rosemary Richie Hannan, by deed from Thomas M. Wheeler and wife, Sandra Lopez Wheeler, dated January 20, 2004, recorded in Instrument No. 20040129-0011378, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1020 Gale Lane, Nashville, TN 37204.**

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. 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 this 21st day of September, 2007.

James Michael Hannan

Rosemary Richie Hannan, by James Michael Hannan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James Michael Hannan,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained and further acknowledged that he is the Attorney in Fact for **Rosemary Richie Hannan** and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of September, 2007.

Notary Public

My Commission Expires: 01/26/08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds