THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00. Affiant
Information was provided by the Grantor and Grantees. No title search was performed. Title insurance was declined by Grantor	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Dec, 2008 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Connor, Jr.	New Owner	MAP 130-3
619 Westview Avenue		PARCEL 21
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Margaret Wemyss Connor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas K. Connor, Jr. and wife, Jenice Connor**

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 a 1.5 acre tract, shown on the plan of the Resubdivision of Parts of Lots 173 and 176, and all of Lots Nos. 174 and 175, Royal Oaks, as of record in Book 2900, page 137, Registers office for Davidson County, Tennessee. Said tract of 1.5 acres fronts 165 feet on the west side of Westview Avenue and extends back 411.7 feet on the north line and 409.5 feet on the south line, to a dead from Royal Oaks Land Company, as of record in Book 998, page 658, Registers office for Davidson County, Tennessee.

There is further conveyed to the said Margaret Wemyss Connor, and her heirs and assigns, forever, a continuing right, in the nature of a covenant running with the land, to construct upon the property retained by the grantor, Elizabeth Lynn Starr, as shown upon the plan of subdivision hereinabove referred to of record in Book 2900, page 137, a disposal field or fields for use with the septic tank or tanks to be constructed on the property conveyed to Margaret Wemyss Connor, together with a continuing right of access for maintenance of such field or fields, and construction of additional fields; provided however, that such disposal field shall be for use only with a one-family dwelling upon the property herein conveyed to the said Margaret Wemyss Connor as a building site, and further provided that, in the event access to a public sanitary sewer shall be provided for the property herein conveyed to the said Margaret Wemyss Connor, then the right to use the property retained by the Grantor, her heirs and assigns shall terminate not more than two (2) years after such public sanitary sewer shall become available for use by the said Margaret Wemyss Connor, her heirs, successors and assigns. The extent of such disposal field may be not more than 275 feet southerly from the south boundary of the property hereinabove conveyed to Margaret Wemyss Connor and not more than 75 feet east of the present westerly boundary line of the property of Elizabeth Lyle Starr. The property hereinabove described is also subject to certain restrictive covenants of record in the deed from Royal Oaks Land Company to Elizabeth Lyle Starr dated January 4, 1937 and of record in Deed Book 998, page 658, Registers office for Davidson County, Tennessee, which are incorporated herein by reference.

Being the same property conveyed to Margaret Wemyss Connor by general warranty deed from Margaret Wemyss Connor, as Trustee of The Margaret Wemyss Connor Personal Residence Trust - 1995 as of record in Instrument NO. 20060721-0088178, Registers office for Davidosn County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 12/18/08 09:25 3 pgs
Fees:18.00 Taxes:2960.00
20081218-0121029

This is () UNIMPROVED

(X) IMPROVED property known as **619 Westview Avenue, Nashville, TN 37205.**

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 my hand(–) this the 5th day of December, 2008.

Margaret Wemyss Connor

Margaret Wemyss Connor

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 **Margaret Wemyss Connor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2008.

My Commission expires May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2008.

My Commission expires _____

Notary Public