(2)

*THIS INSTRUMENT PREPARED BY:*
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ATTORNEYS AT LAW
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P. O. BOX 40
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Telephone (615) 790-2444
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STATE OF TENNESSEE )
COUNTY OF Williamson )
The actual value or consideration, whichever isgreater, for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed before me this 29th day of December, 2008.

Notary Public

My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TN My Commission Expires September 28, 2012

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Jonathan Huddleston | 701 Murfreesboro Road | Owner | 106-06-0-094.00 |
| 701 Murfreesboro Road | Nashville, TN 37210 | | |
| Nashville, TN 37210 | | | |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **WILLIAM J. BRENNAN AND MARY A. BRENNAN, husband and wife** (Grantors), have bargained and sold and by these presents does hereby transfer and convey unto **JONATHAN HUDDLESTON** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot 1 Bradley Candy Property, Resubdivision of Lots 1 & 2, as shown on plat of record in Plat Book 9700 page 170, as revised at Instrument No. 20051230-0156522, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to William J. Brennan and wife, Mary A. Brennan by Warranty Deed from Charles P. Bradley Jr., Trustee, as Successor Trustee under the Charles P. Bradley, Sr. Trust as established and defined in a Deed of Trust of record in Book 4744 page 858, said Register's Office and the Charles P. Bradley, Sr., Trust, Charles P. Bradley, Jr., Trustee, of record in Book 10079, page 499, dated June 5, 1996 and from Jack Smith by Warranty Deed dated May 3, 2006 of record in Instrument No. 20060505-0052481 and corrected in Instrument No. 20060817-0101764 recorded August 17, 2006. Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantors covenant with the said Grantee that the premises are free from all encumbrances made by Grantors and that Grantors will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through or under Grantors, but against none other.

This real property is also subject to the following:

Davidson County DEEDWARR
Recvd: 01/05/09 14:56 2 pgs
Fees:13.00 Taxes:4440.00
20090105-0000878

1. Those matters set forth on the Plan of record in instrument #20051230-0156522, Register's Office for Davidson County, Tennessee.

**WITNESS** my hand this the 29 day of December, 2008.

**WILLIAM J. BRENNAN**

**MARY A. BRENNAN**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, Charles E. Morton IV, a Notary Public, WILLIAM J. BRENNAN, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand at office this 29 day of December, 2008.

Notary Public

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: COMM. EXPIRES: 3-14-2009

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **William J. Brennan,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Mary A. Brennan** and who is authorized by Mary A. Brennan to execute this instrument on behalf of Mary A. Brennan.

Notary Public

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: COMM. EXPIRES: 3-14-2009