STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2009.

Notary Public
MY COMMISSION EXPIRES:
File No. G9-7164D

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Davidson County DEEDWARR
Recvd: 03/03/09 14:36 2 pgs
Fees:13.00 Taxes:1250.60
20090303-0018851

My Commission Expires
April 17, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leigh Anne Ellis (NAME)	new owner (NAME)	104-15-376
2712 Woodlawn Drive (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Paul M. O'Brien and Ashley C. O'Brien, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leigh Anne Ellis, unmarried,** 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:

Lot 8, MAP OF E.C. SCRUGGS SUBDIVISION OF LOT NO. 24 BELAIR as shown on plat of record in Plat Book 547, Page 171, 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 Paul M. O'Brien and Ashley C. O'Brien, husband and wife from Daniel Levin and wife, Julie Noland, by Deed dated July 26, 2005, as Instrument No. 200507280088498, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and 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.
The signature of Paul M. O'Brien is signed by his duly appointed Attorney-in-fact Ashley C. O'Brien, pursuant to the Power of Attorney recorded as Instrument #20090303-0018850, said Register's Office.

This is improved property, known as 2712 Woodlawn Drive, Nashville, TN 37212.

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 27th day of February, 2009.

PAUL M. O'BRIEN

By: Paul M. O'Brien by Ashley C. O'Brien, attorney-in-fact
Ashley C. O'Brien, Attorney-in-Fact

February 26th, 2009
Date

Ashley C. O'Brien
Ashley C. O'Brien

February 26th, 2009
Date

STATE OF VA

COUNTY OF City of Alexandria }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ashley C. O'Brien, 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 26th day of February, 2009.

My Commission Expires: 09/30/09

Notary Public #368251

STATE OF VA

COUNTY OF City of Alexandria }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ashley C. O'Brien, Attorney-in-Fact for Paul M. O'Brien, 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 Attorney-in-Fact 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 26th day of February, 2009.

My Commission Expires: 09/30/09

Notary Public #368251

PREPARED BY AND RETURN TO:

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