39B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Kevin Taylor and Rebecca Jones Taylor	New Owner	Map/Parcel -
414 Sunnyside Drive		11611004200
Nashville, TN 37205		13383

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Lori D. Halloran, married** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Robert Kevin Taylor and wife, Rebecca Jones Taylor** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING the Southerly 80 feet of Lot No. 13 and the Northerly 45 feet of Lot No. 12, Block E on the unrecorded Map of Honeywood Subdivision, and being more particularly described as follows:

BEGINNING at a point in the Easterly margin of Sunnyside Drive at a point 20 feet South of the common corner of Lot Nos. 13 and 14; thence Easterly along the line parallel to the line between these lots, 280.5 feet, more or less, to the Westerly margin of a 40 foot street, not opened; thence with the margin of said street in a Southerly direction 125 feet to a point; thence Westerly along a line parallel to Lot Nos. 12 and 13, 280.5 feet, more or less, to a point in the Easterly margin of Sunnyside Drive; thence with said Drive, Northerly 125 feet to the beginning.

Being the same property conveyed to James Michael Halloran and wife, Lori D. Halloran, by Warranty Deed from Dennis T. Delaney and wife, Catherine C. Delaney, recorded December 14, 2001 in Instrument No. 20011214-0138533, and further conveyed to Lori D. Halloran by Quitclaim Deed from James Michael Halloran recorded October 30, 2008 in Instrument No. 20081030-0108432, in the Register's Office, Davidson County, Tennessee.

James M. Halloran joins in this conveyance to convey any interest he may have, particularly any marital interest.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantees
2. Restrictions, dedications, conditions, reservations, easements and other matters, as recorded in Instrument No. 20080418-0039520, said Register's Office.

This is improved property commonly known as: 414 Sunnyside Drive, Nashville, TN 37205

BILL GARRETT, Davidson County
T20090018183 DEEDWARR
Recvd: 03/18/09 14:40 2 pgs
Fees:13.00 Taxes:5587.00

20090318-0024485

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,510,000.00

Affiant

Subscribed and sworn to before me this 27 day of February, 2009

My Commission Expires: 5/22/10

Notary Public

ANGELA Y. POSTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 27th day of February, 2009.

× Lori D. Halloran
Lori D. Halloran

× James M. Halloran
James M. Halloran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2009, before me personally appeared Lori D. Halloran to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

My Commission Expires 02/26/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2009, before me personally appeared James M. Halloran to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

My Commission Expires 02/26/2011