BILL GARRETT, Davidson County
Trans:T20090054891 DEEDWARR
Recvd: 08/11/09 14:44 3 pgs
Fees:18.00 Taxes:751.10
20090811-0075683

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Thomas Hunley and wife, **Jennifer Hunley** **4210 Brush Hill Road** **Nashville, TN 37216**	**Home Financial Group** **401 Commerce Street, Ste 6100** **Nashville, TN 37219**	**061-04-0-149.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Charles Mark Maunsell and Michal L. Maunsell**, (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Thomas Hunley and wife, Jennifer Hunley** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) No. 5 of Block No. 2, as shown on the map entitled the Plan of A. J. McGaughey's First Haysboro Subdivision, of record in Plat Book 547, page 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 100 feet on the westerly side of Haysboro Drive and runs back parallel lines 300 feet to a 40 foot Road or Avenue called Brush Hill Road.

Being the same property conveyed to C. T. MAUNSELL AND WIFE, ELIZABETH MAUNSELL, by deed from VERA WILSON KING, of record in Book 1272, page 697, dated January 21, 1944, said Register's Office. The said C. T. Maunsell, also known as Charles Theodore Maunsell having predeceased Elizabeth Maunsell. The said Elizabeth Maunsell having since died. The Will of Elizabeth Maunsell of record in Volume No. 09P-499, Davidson County Probate Court Clerk's Office appoints Michal Maunsell and Charles Mark Maunsell, as Co-Executors.

This is improved property commonly known as: **4210 Brush Hill Road, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with Grantees that Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors does hereby bind themselves and their respective heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantors as of the 10th day of August, 2009.

Charles Mark Maunsell

Michal L. Maunsell
By: Charles Mark Maunsell, 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 **Charles Mark Maunsell** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2009.

CECILIA HURTADO
Notary Public, State of Texas
My Commission Expires
September 08, 2011

Notary Public
My commission expires: 09-08-2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 14th day of August, 2009 before me personally appeared **Charles Mark Maunsell** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michal L. Maunsell** acknowledged that she executed the same as the free act and deed of Michal L. Maunsell.

Witness my hand, at office, this 10th day of August, 2009.

CECILIA HURTADO
Notary Public, State of Texas
My Commission Expires
September 08, 2011

Cecilia Hurtado
Notary Public
My commission expires: 09-08-2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $203,000.00.

Affiant

Sworn to and subscribed before me this
10th day of August, 2009.

Notary Public
My Commission Expires: Nov. 21, 2009

G. MILLER HOGAN II
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 21 2009