WARRANTY DEED

G-WF-09-2009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

X _____
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward J. Flynn	Wells Fargo Bank, N.A.	
1340 Pawnee Trail	(NAME) 121 Suburban Road, 1st Floor	
(ADDRESS) Madison, TN 37115	(ADDRESS) Knoxville, TN 37923-5588	53-14-136.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANN M. MCCONNELL, WITH A FUTURE ESTATE WITH RIGHTS OF SURVIVORSHIP AFTER HER DEATH IN EDWARD JOHN FLYNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD J. FLYNN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, MCCONNELL CORNER, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 906, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED GRANTING RIGHTS OF SURVIVORSHIP FROM ANN M. MCCONNELL TO EDWARD JOHN FLYNN, A FUTURE ESTATE WITH RIGHTS OF SURVIVORSHIP AFTER THE DEATH OF ANN M. MCCONNELL AS RECORDED ON THE 17TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060717-0085783 AND PART OF WARRANTY DEED FROM JAMES W. BONDS AND WIFE, LORETTA D. BONDS TO ALTON E. MCCONNELL AND WIFE, ANN M. MCCONNELL AS RECORDED ON THE 2ND DAY OF DECEMBER, 1983 IN DEED BOOK 6186, PAGE 372, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ALTON EWING MCCONNELL HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6900, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1340 Pawnee Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090067280 DEEDWARR
Recvd: 10/02/09 14:13 2 pgs
Fees:13.00 Taxes:440.30
20091002-0091780

Witness my/our hand(s) this 29th day of September, 2009.

Ann M. McConnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann M. McConnell, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903