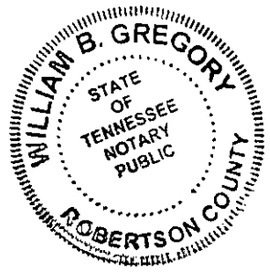
File 43

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$24,000.00.** Daniel R. Zumwalt Affiant Subscribed and sworn to before me, this the 6th day of January, 2010. Notary Public My commission expires: 3-30-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel R. Zumwalt	SAME	Map 51-12
638 Skyview Dr.		Parcel 164 &
Nashville, TN 37206		Map 51-16 Parcel 1

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 HEREBY ACKNOWLEDGE, WE,

John R. McConnell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel R. Zumwalt

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:

See Attached Exhibit "A" which is attached hereto and incorporated herein as fully as if copied verbatim herein.

BEING the same property conveyed to John R. McConnell, unmarried, by deed of record in Book 7740 page 874, Register's Office Davidson County, Tennessee.

This is improved property, known as **448 Beech Avenue, Madison, TN 37115**

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 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 convenant 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. 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.

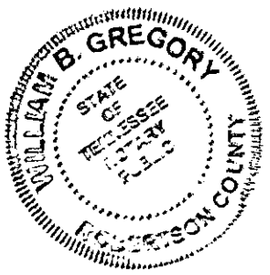
BILL GARRETT, Davidson County
Trans:T20100004898 DEEDWARR
Recvd: 01/25/10 15:31 3 pgs
Fees:18.00 Taxes:88.80
20100125-0006407

Witness my/our hand(s) this 6th day of January, 2010.

John R. McConnell, Sr.

John R. McConnell, Sr.

Single



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **John R. McConnell, Sr.,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **6th** day of **January, 2010.**

William B. Gregory

Notary Public

My Commission Expires: 3-30-2010

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 34 and all of Lots 32 and 33 on the Map of ANDREW JACKSON'S ADDITION TO MONTAGUE PARK, as of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee and part of the OLD HAYSBORO PARK LOT on the Plan of MONTAGUE PARK, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee and a part of Lot #3 on the unrecorded subdivision of said HAYSBORO PARK LOT, described altogether from a copy of a survey made by George W. Watkins, Surveyor, dated September 29, 1959, as follows:

BEGINNING at the Southwest corner of Beech Avenue and Fernbank Drive; thence with the Southwesterly margin of Beech Avenue 113 feet, more or less, to the Easterly margin of a rock wall; thence Southwesterly along the Easterly margin of said wall, a distance of 190 feet, more or less, to a point in the Northerly margin of Indian Trail, being in the front line of Lot No. 34, and being Easterly 6.4 feet more or less from the Southwest corner of Lot No. 34 on the Andrew Jackson Addition of record as aforesaid, thence Westerly along the margin of said Indian Trail a distance of 87 feet, more or less, to the Southwest corner of Lot No. 32; thence Northeasterly with the line between Lots Nos. 31 and 32 in said plan and the line between Lots Nos. 3 and 4 in the subdivision of the Haysboro Park Lot 108.2 feet, more or less, thence Southeasterly 70 feet, thence Northeasterly 82.7 feet to Beech Avenue; thence Southeasterly with the same 17 feet to the beginning.