BILL GARRETT, Davidson County
Trans:T20100047265 DEEDWARRSP
Recvd: 08/02/10 14:17 3 pgs
Fees:18.00 Taxes:483.78
20100802-0060439

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas R. Flynn 606 Deepwood Drive Hopkinsville, KY 42240	Same	Map 103-16 Parcel 0H00100CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **TIMOTHY R. FLYNN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey all of his right title and interest unto **THOMAS R. FLYNN** ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 10 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 10018, page 140, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas R. Flynn and Timothy R. Flynn as tenants in common, by Deed from Katherine N. Flynn of record in Book 11176, Page 15, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 4040 Woodlawn Drive # 10, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants and binds himself, his heirs and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 12th day of July, 2010.

TIMOTHY R. FLYNN

STATE OF Kentucky)

COUNTY OF Christian)

Personally appeared before me, Andrew S. Gray, a Notary Public, TIMOTHY R. FLYNN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 2010.

Andrew S. Gray
Notary Public Notary ID 421465

My Commission Expires: June 8, 2014

STATE OF Kentucky)

COUNTY OF Christian)

The actual consideration or value (whichever is greater) for this transfer is $130,750.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2010.

Andrew S. Gray
Notary Public Notary ID 421465

My Commission Expires: June 8, 2014

EXHIBIT A

1. 2010 Taxes, a lien, which is not yet due and payable.
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.