BILL GARRETT, Davidson County
Trans:T20100075215 DEEDWARR
Recvd: 11/30/10 09:10 3 pgs
Fees:17.00 Taxes:0.00
20101130-0095026

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:

Denis M. O'Day
1206 Nichol Lane
Nashville, Tennessee 37205

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 130 09 0
Parcel 149.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of transferring Ann G. O'Day's entire ownership interest in the subject property to her husband, and thereby vesting fee simple title in the subject property in Denis M. O'Day, the Grantor, Ann G. O'Day, has bargained and sold, and by these presents does transfer and convey unto Denis M. O'Day, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of November, 2010.

ANN G. O'DAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann G. O'Day, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 22nd day of November, 2010.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 160 feet on the easterly side of Nichol Lane, formerly Midland Drive and runs back 334-1/2 feet on the northerly line and 297 feet on the southerly line, to the westerly line of Lot No. 1 measuring 160 feet thereon.

Being the same property conveyed to Ann G. O'Day by Warranty Deed from Denis M. O'Day, of record as Instrument 20020417-0047654, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Nichol Lane, Nashville, TN 37205.