THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110027209 DEEDWARR
Recvd: 05/06/11 14:58 2 pgs
Fees:13.00 Taxes:1110.00
20110506-0035152

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 6th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Daniel G. McConnell 1212 Gartland Avenue Nashville, Tennessee 37206	SunTrust Mortgage, Inc. 401 Commerce Street #6100 Nashville, Tennessee 37219	MAP 083-09-0 PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Neil W. Wildeboor and wife, Doria F. Wildeboor, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Daniel G. McConnell and Rebecca McConnell, husband and wife, (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:

BEING part of Lot No. 3 and part of Lot No. 4, Block 2, on the Plan of D.H. Bailey's Subdivision of part of the Allison Property of record in Book 161, page 73, in the Register's Office for Davidson County, Tennessee.

SAID parts of Lot Nos. 3 and 4 front together 53.0 feet on the southerly margin of Gartland Street (or Avenue) and extend back 160.0 feet on the easterly line and 160.0 feet on the westerly line to a dead line in the rear measuring 53.0 feet thereon.

BEING the same property conveyed to Neil W. Wildeboor and wife, Doria F. Wildeboor, by Warranty Deed dated June 22, 1991, from Cumberland Bank of record in Book 8385, page 788, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1212 Gartland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of D.H. Bailey's Subdivision of part of the Allison Property of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 6th day of May, 2011.

Neil W. Wildeboor

Doria F. Wildeboor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil W. Wildeboor and Doria F. Wildeboor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY