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 $***548,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120048767 DEEDWARR
Recvd: 07/02/12 15:57 2 pgs
Fees:13.00 Taxes:2027.60
20120702-0058147

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 29th day of June, 2012.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
William F. Abely 2520 Blair Boulevard Nashville, Tennessee 37212	William F. Abely 2520 Blair Boulevard Nashville, Tennessee 37212	MAP 104-11-0 PARCEL 294.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Eight Thousand and 00/100 Dollars ($***548,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Theodore Smith and Susan Hylen, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto William F. Abely and Claire B. Abely, 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 Lot No. 140 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Theodore Smith and wife, Susan Hylen, by Warranty Deed dated May 2, 2011, from Thomas A. Halloran and wife, Jennifer A. Halloran, of record as Instrument No. 20110503-0033639 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2520 Blair Boulevard, Nashville, Tennessee 37212.

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 Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, 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.

28th IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the day of June, 2012.

Theodore Smith

Susan Hylen

By: Theodore Smith
Attorney in Fact

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 Theodore Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2012.

Notary Public

My Commission Expires: 8. 20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Theodore Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Susan Hylen and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Susan Hylen.

Witness my hand and official seal this 28th day of June, 2012.

Notary Public

My Commission Expires: 8. 20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY