THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18934	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $353,000.00 William M. Gavigan Affiant Subscribed and sworn to before me, this 6th day of May, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
WILLIAM M. GAVIGAN, IV	NATIONAL BANK OF COMMERCE	Map 117-4
1816 Cedar Lane	115 29TH AVENUE SOUTH	Parcel 221
Nashville, Tennessee 37212	NASHVILLE, TENNESSEE 37212	FB 16DA490

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRADY SEALS, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM M. GAVIGAN, IV AND WIFE, CHARLOTTE V. GAVIGAN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1816 Cedar Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2002.

BRADY SEALS

Davidson County DEEDWARR
Recvd: 05/07/02 11:43 2pgs
Fees:13.00 Taxes:1306.10
20020507-0055962

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADY SEALS, 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 6th day of May, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Cedar Lane 89.0 feet east of the northeast corner of said Lane and Battery Place; thence northwardly 165.0 feet to the southerly margin of a 5-foot reserved strip; thence with said strip, eastwardly 100.0 feet to the northwest corner of the property conveyed to R. A. McWhirter and wife, by deed from Walter Stokes and wife, of record in Book 1066, page 474; thence with McWhirter's westerly line, southwardly 165.0 feet to the northerly margin of Cedar Lane; thence with said Lane, westwardly 100.0 feet to the beginning.

Being the same property conveyed to Brady Seals, unmarried by deed from Sara L. Rosson, unmarried appearing as Instrument No. 200003230029617, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1, page 22, said Register's Office.