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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $696,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of May, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 29, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/30/02 11:51 2pgs
Fees:13.00 Taxes:2575.20

20020530-0065604

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael J. Coiro and Mary Jo Coiro
714 Westview Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
First Horizon Home Loan Corp.
P. O. Box 146
Memphis, TN 38101

MAP-PARCEL NUMBERS:
Map/parcel :130-7, parcel 47

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carolyn H. Culhane and husband, William Edward Culhane** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael J. Coiro and wife, Mary Jo Coiro** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being described as follows:

Being Lot No. 187-A and the south 50 feet of Lot No. 185B on the Plan of Royal Oaks Re-subdivision of record in Book 974, pages 4 and 5, Register's Office for said county, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the south 50 feet of Lot No. 185-B front together 150 feet on the easterly side of West View Avenue and extend back 298.6 feet on the northerly line and extend back 296.1 feet on the southerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to William Edward Culhane and wife, Carolyn H. Culhane by warranty deed from Paul C. Buff and wife, Connie Buff of record in Book 7732, page 574, Register's Office for Davidson County, Tennessee. William Edward Culhane having

quitclaimed all of his undivided right, title and interest in said property to Carolyn H. Culhane of record in Book 8331, page 973, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Subject to an Perpetual Easement to construct and maintain underground sewer easement of record in Book 5694, Page 292, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 714 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of May, 2002.

Carolyn H. Culhane

Carolyn H. Culhane

William Edward Culhane

William Edward Culhane

William Edward Culhane joins in this transaction to convey any and all interest he may have in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Culhane, and husband, William Edward Culhane, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05