SEE

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Steven J. Donnelly 853 Bradford Avenue Nashville, Tennessee 37204	Same as Owner	105-14-171
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 01/28/03 16:01 3pgs
Fees:18.00 Taxes:822.22
20030128-0011811

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Curtiswood, LLC** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Steven J. Donnelly** ("Grantee"), an individual, and his respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 332, Page 48, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 853 Bradford Avenue, Nashville, Tennessee 37204.

EXECUTED this 28th day of January, 2003.

CURTISWOOD, LLC

By: _____

Title: Chief Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Bond Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be Chief Manager of Curtiswood, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal, this 28th day of January, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $222,222.00.

_____
AFFIANT

Subscribed and sworn to before me this 28th day of January, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

C:\Regions\Curtiswood\WarrantyDeed

EXHIBIT A

Property Description

Being Lot No. 4 on the Map of Joseph Knowles Subdivision of Block "D" of the C.D. Elliott Plan of Lots, of record in Book 332, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the south side of Bradford Avenue and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Curtiswood LLC by Warranty Deed from Randall Jackson and Margaret Wilson of record as Instrument No. 20020510-0057949, Register's Office for Davidson County, Tennessee.