THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20643**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $618,000.00. Affiant Subscribed and sworn to before me, this 28th day of APRIL, 2003. Notary Public My Commission Expires: 7/30/05

WARRANTY DEED

Address New Owner: Dr. Gregg T. Tarquinio and Dr. Louise A. Mawn 921 Travelers Court Nashville, TN 37220	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 145-7 PAR 57 FB 0H 25023

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, WILLIAM J. AKERS AND WIFE, BILLIE FAYE AKERS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GREGG T. TARQUINIO, PhD. M.B.A. AND WIFE, LOUISE A. MAWN, M.D. ("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 921 Travelers Court, Nashville, Tennessee 37220.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of APRIL, 2003.

WILLIAM J. AKERS

BILLIE FAYE AKERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM J. AKERS AND WIFE, BILLIE FAYE AKERS, 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, at office, this 28th day of APRIL, 2003.

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 05/06/03 11:10 2pgs
Fees:13.00 Taxes:2286.60

20030506-0060063

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Inns of Granny White, as of record in Plat Book 6250, page 460, revised in Plat Book 6900, page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William J. Akers and wife, Billie Faye Akers by deed from Georgte D. Morgan and wife, Jana E> Morgan of record in Book 11720, page 943, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6566, page 473, amended in Book 8595, page 423; (3) Charter of record in Book 8741, page 252; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 460, revised in Book 6900, page 125, said Register's Office.