THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 21367**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 13th day of AUGUST, 2003. Notary Public My Commission Expires:

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires Feb. 19, 2007

WARRANTY DEED

Address New Owner: Mr. and Mrs. Diarmuid S. Kehoe 1802 Linden Avenue Nashville, TN 37212	**Send Tax Bills To:**	**Tax Information:** MAP 104-16 PAR 127 FB 24W 09957

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, DAVID BLOOME AND WIFE, LAURIE KATZ ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DIARMUID S. KEHOE AND WIFE, DEBORAH ELAINE KEHOE ("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 1802 Linden Avenue, 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.

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 13th day of AUGUST, 2003.

DAVID BLOOME

LAURIE KATZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID BLOOME AND WIFE, LAURIE KATZ, 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 13th day of AUGUST, 2003.

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 08/15/03 14:01 2pgs
Fees:13.00 Taxes:1202.50

20030815-0118172

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Bloome and wife, Laurie Katz by deed from Cyrus N. White, IV and wife, Cynthia S. White of record in Book 10491, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4281, page 422; and (3) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.