[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James M. Halloran and Michael J. Dioguardi	New Owners	Map 1303-09-0
414 Sunnyside Drive		Parcel 135.00
Nashville, TN 37205		11672 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Beverly Gross Gregory** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto (The "Grantee") **James M. Halloran and Michael J. Dioguardi** , their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block 1, as shown on the map entitled Highlands of Belle Meade, of record in Book 1644, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas J. Gross and wife, Mary Dixon Gill Gross, by deed of record in Book 2749, page 71, said Register's Office. The said Thomas J. Gross, Jr. having since died on December 17, 1985 and upon his death, title was vested in Mary Dixon Gill Gross as the sole surviving tenant by the entirety. Mary Dixon Gill Gross having since died on June 7, 2003 and upon her death, title was vested in Beverly Gross Gregory as the sole surviving heir by the entirety.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 547, page 180, as amended in Book 1655, page 105, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 1715, page 19, said Register's Office.
4. Easement for electric power lines to City of Nashville of record in book 1644, page 373, said Register's Office.

This is improved property commonly known as 1110 Nichol Lane, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 10/06/03 15:24 2pgs
Fees:13.00 Taxes:1572.50
20031006-0147635

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of October, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2003

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of October, 2003.

Beverly Gross Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Beverly Gross Gregory with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2003.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2003