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This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me,
This 18 day of December, 2003.

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 12/23/03 11:30 2pgs
Fees:13.00 Taxes:703.00
20031223-0182417

Address New Owner:	Send Tax Bills to:	Map-Parcel
George and Kristin Geraci 7841 Farmington Place Nashville, TN 37221	SunTrust Mortgage Inc. 201 4th Ave. N. Nashville Tn 37219	126-15-A-34.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jeffrey D. Davis, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey George C. Geraci and wife, Kristin L. Geraci, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey D. Davis by Quitcaim Deed from J. Davis Builders, Inc., of record in Book 11017, page 231, also being the same property conveyed to J. Davis Builders, Inc. by Deed from First Hotel Investment Corporation in Book 9613, page 366, Register's Office for Davidson County, Tennessee.

Michele E. Davis is joining this conveyance to convey any marital interest she might have.

This conveyance is made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Book 7900, page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7841 Farmington Place, Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee 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 otherwise herein set out; the Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of December, 2003

Jeffrey D. Davis

Michele E. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Jeffrey D. Davis and Michele E. Davis, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 18th day of December, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN