[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael J. Dioguardi, et ux and James M. Hollaran, et ux	World Savings	Map 116-15
	PO Box 659548	Parcel 98
	San Antonio TX 78265	11761

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, **David Findley and wife, Gerri Findley, a married couple** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Michael J. Dioguardi and wife, Diane D. Dioguardi and James M. Halloran and wife, Lori Halloran** (The "Grantees"), 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 the southerly 25 feet of Lot No. 105 and the northerly 75 feet of Lot No. 106-A on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded Map made by W.B. Southgate, Surveyor and bing shown as part of Lot No. 105 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, said Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Lynwood Boulevard 25 feet north of the corner of Lots Nos. 105 and 106-A; thence easterly parallel to the line between said lots, 360 feet, more or less, to a point; thence southerly along the easterly line of Lot No. 105 and Lot No. 106-A, 100 feet to a point; thence westerly 350 feet, more or less to a point in the easterly margin of Lynwood Blvd.; thence with the margin of said Boulevard, northerly 100 feet to the point of beginning.

Being the same property conveyed to David Findley and wife, Gerri Findley, by deed of record in Book 8222, page 480, said Register's Office for Davidson County, Tennessee.

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. Matters shown on the Plan of record in Book 421, pages 102 and 103.

This is improved property commonly known as 434 Lynwood Blvd., Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 12/30/03 13:58 2pgs
Fees:13.00 Taxes:1332.00
20031230-0183893

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

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 Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 19th day of December, 2003.

David Findley

Gerri Findley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of December, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004