THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22125-12-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,937,500.00. Affiant Subscribed and sworn to before me this 7th day of January, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Gerard Geraghty Susan Geraghty 312 Deer Park Circle Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.116.10 Parcel No. 086.00

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, **Dennis L. Dahl and wife, Robin H. Dahl**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Gerard **Geraghty and wife, Susan Geraghty** ("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 312 Deer Park Circle, Nashville, TN, 37205

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 the 7th day of January, 2004.

Dennis L. Dahl

Robin H. Dahl

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dennis L. Dahl and Robin H. Dahl**, 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 7th day of January, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/13/04 15:59 2pgs
Fees:13.00 Taxes:7168.75

20040113-0005532

EXHIBIT "A"

Land in Davidson, Tennessee, being Building Site "B" on the Coles' Subdivision, a Plan of which is of record in Book 2330, page 152, Register's Office for said County, and being a part of a resubdivision of Lots No. 1, 2, and 3 on the Plan of A. M. Bransford's Subdivision of certain lots in the First Belle Meade Subdivision as of record in Book 421, page 139, Register's Office for said County and described as follows:

BEGINNING at a point in the easterly margin of Deer Park Circle, being the common corner of Lot No. 5 of Bransford's Subdivision and said Site "B", thence along said easterly margin of Deer Park Circle South 5 degrees 42 minutes West 127 feet to an iron pin; thence around a curve to the left on a radius of 27.20 feet a distance of 34.49 feet to an iron pin in the northerly margin of Deer Park Drive; thence with the margin of Deer Park South 66 degrees 57 minutes East 113.07 feet to a point; thence continuing with Deer Park Drive and around a curve to the right on a radius of 678.30 feet a distance of 54.05 feet to an iron pin; thence leaving Deer Park Drive and proceeding along the common line between Sites "A" and "B" North 11 degrees 17 minutes East 209.59 feet to a point in the southerly line of Lot No. 5; thence with the common line between Lot 5 and Site "B" North 82 degrees 15 minutes West 225.94 feet to the point of beginning.

Being the same property conveyed to Dennis L. Dahl et. ux. Robin H. Dahl, by Deed dated, January 31, 1997 from Harold Ray Ragsdale of record in Book 10336, page 779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in Book 2330, page 152, Register's Office for Davidson County, Tennessee.