[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Blue Canyon Properties, LLC	New Owner	Map 51-3
P.O. Box 160591		Parcel 68
Nashville, TN 37216		26b 11821

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, **Mary Ridings, a married person, Judy Irwin, a married person and Robert Irwin, an unmarried person** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Blue Canyon Properties, LLC, a Tennessee limited liability company** (The "Grantee"), its successors 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. 8 on the Map of a Revision of Blair Heights, Section One, as of record in Book 2083, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Irwin and wife, Virginia Lee Irwin by deed of record in Book 4640, page 550, Register's Office for Davidson County, Tennessee. James A. Irwin having predeceased Virginia Lee Irwin, and the said Virginia Lee Irwin having since died on December 31, 2002 and upon her death title was vested in Mary Ridings, Judy Irwin and Robert Irwin as her sole surviving heirs at law. An Affidavit of Heirship is attached hereto describing said inheritance and is being filed for record simultaneously herewith.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantors.

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 2004 and subsequent years.
2. Matters shown on Plan of record in Book 2083, page 63, said Register's Office.

This is improved property commonly known as 414 Norman Drive, Madison, Tennessee 37115.

Davidson County DEEDWARR
Recvd: 03/15/04 15:39 3pgs
Fees:18.00 Taxes:295.00
20040315-0029508

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 1 day of March, 2004.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/22/07

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

And Grantors do covenant with the said Grantee 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 Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11 day of March, 2004.

Mary Ridings

Judy Irwin by Mary Ridings Attorney in Fact
By: Mary Ridings, Attorney in Fact

Robert Irwin by Mary Ridings Attorney in Fact
By: Mary Ridings, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Riddings 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 11 day of March, 2004.

Notary Public

BARBARA KEMRY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11 day of March, 2004, before me personally appeared Mary Riddings, to me know to me known to be the person who executed the foregoing instrument on behalf of Judy Irwin and who acknowledged that she executed the same as the free act and deed of said Judy Irwin.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11 day of March, 2004, before me personally appeared Mary Riddings, to me know to me known to be the person who executed the foregoing instrument on behalf of Robert Irwin and who acknowledged that she executed the same as the free act and deed of said Robert Irwin.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 9/22/07