STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Ruth Cirillo
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2004.

Notary Public

My Commission Expires: 11/2005

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/01/04 14:17 2pgs
Fees:13.00 Taxes:392.20
20040401-0036831

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cirillo Family Trust"and/or "UTA, and dated July 18, 1998"
1900 Richard Jones Road K1
Nashville, Tennessee 37215

SEND TAX BILLS TO:
John and Ruth V. Cirillo
309 Arthur Aveune
Aptos, CA 95003

Map\Parcel: 117-15-0-A-133.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrice M. McPeak, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **John Cirillo and Ruth V. Cirillo as the Trustees for Cirillo Family Trust"and/or "UTA, and dated July 18, 1998"** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING a certain condominium apartment as follows:

Parcel No. 133 being Unit No. K-1 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patice M. McPeak, unmarried by Warranty Deed from David D. Cellon, unmarried, of record at Instrument # 20020327-0037607, Register's Office for Davidson County, Tennessee, dated March 26, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee.

Easement for M.C. Morris and Sidney Averbush of record in Book 4320, Page 896, Register's Office for Davidson County, Tennessee.

Easement for Metropolitan Government for Sanitary Sewer and/or Storm Drainage, of record in Book 3879, Page 569, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 5304, Page 702 and Book 5304, Page 745 and amended in Book 7841, Page 577, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1900 Richard Jones Road K1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of March, 2004.

Patrice M. McPeak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrice M. McPeak, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2004.

Notary Public

My Commission Expires: 11-22-07

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY TN

10258-BW