File Box 248

Davidson County DEEDWARR
Recvd: 05/11/04 11:08 2pgs
Fees:13.00 Taxes:999.00

20040511-0053734

This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me
This 30th day of April, 2004.

Notary Public

My Commission Expires: 3.6

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
The Blue Realty Group, LLC 1801 West End Avenue #800 Nashville, TN 37203	SAME	131-5-26

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, Sean Hegarty and wife, Mollie Hegarty, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Blue Realty Group, LLC, a Tennessee Limited Liability Company hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Russwood Heights, as of record in Plat Book 2133, Pages 12 and 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sean Hegarty and wife, Mollie Hegarty by deed from Michael P. Sohr and wife, Linda C. Fenelon of record in Book 9603, Page 367, Register's Office for Davidson County, Tennessee.

This conveyance in 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 Plat Book 2133, Pages 12 and 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 3504 Trimble Road Nashville, TN 37215

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

WITNESS my hand this 30th day of April, 2004

Sean Hegarty

Mollie Hegarty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Sean Hegarty and Mollie Hegarty, the within named bargainors, 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 Nashville, Tennessee this 30th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN