Return To: First Title and Escrow Company, Inc.
File Number 23176 Box 9B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Rachel Neal
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of August, 2004.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Christina M. Read
Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/11/04 13:57 2pgs
Fees:13.00 Taxes:758.50
20040811-0097187

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert A. Greevy, Jr.
8013 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-150-A-219.00

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, **William D. DeSantis, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert A. Greevy, Jr., unmarried** 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 Lot No. 234 on the Plan of Boone Trace at Biltmore, Section Four of record in book 9700, pages 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William DeSantis by Warranty Deed from Fox Ridge Homes of record at Instrument No. 20001106-0110175, Register's Office for Davidson County, Tennessee, dated October 30, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 932-933, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7265, Page 657, book 9342, page 312, book 9735, page 931, book 11032, page 813, book 10306, page 817, book 11455, page 443 and at Instrument No. 2000012600, 20001211012161 8, 200107170075902 200111190126832, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Easement of record in Book 8992, Page 63, book 9665, page 420, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 200111190126831, 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 8013 Boone Trace, Nashville, Tennessee 37221.

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 6th day of August, 2004.

William D. DeSantis

Stacey DeSantis

Stacey DeSantis *

*** Stacey DeSantis conveys any and all of her marital interest to subject property.**

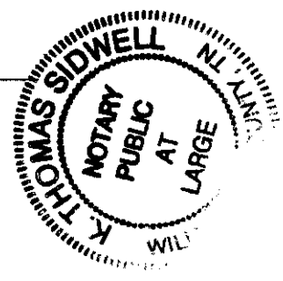
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. DeSantis and Stacey DeSantis, 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 6th day of August, 2004.

Notary Public

My Commission Expires: 11/2/05



11162-BW