Return to: First Title and Escrow Company, Inc.
File number 23344
Box 9B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeff K. Davis and wife,	American Home Mortgage	Map 130-3
Mary Lynn Davis	520 Broadhollow RD	Parcel 66
622 Royal Oaks Place	Melville, Ny 11747	
Nashville, TN 37205		

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, **James M. Halloran, a married person and Michael J. Dioguardi, a married person** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jeff K. Davis and wife, Mary Lynn Davis** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 8 on the plan of the re-subdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 225.3 feet on the northerly line and 225.8 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to James M. Halloran and Michael J. Dioguardi by Trustee's Deed of record as Instrument Number 20021015-0126619, said Register's Office for Davidson County, Tennessee.

The above described real estate is not nor 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.

Davidson County DEEDWARR
Recvd: 10/05/04 14:30 2pgs
Fees:13.00 Taxes:3951.60
20041005-0119910

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Easement of record in Book 5787, page 316, said Register's Office.
3. Plan of record in Plat book 1424, page 55, said Register's Office.

This is improved property commonly known as 622 Royal Oaks Place, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,068,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2004.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

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

And Grantors do covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of September, 2004.

James M. Halloran

Michael J. Dioguardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named James M. Halloran and Michael J. Dioguardi, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

Notary Public

My Commission Expires: 3-31-07