Davidson County DEEDWARR
Recvd: 10/06/04 10:44 2pgs
Fees:13.00 Taxes:2072.00

20041006-0120380

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
HR Properties, LLC	New Owner	Map 130-9
4219 Hillsboro Pike, Suite 332		Parcel 135
Nashville, TN 37215		12050 26B

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, married, and Michael J. Dioguardi, married**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **HR Properties, LLC**, (The "Grantees"), 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. 12, Block 1, as shown on the map entitled Highlands of Belle Meade, of record in Book 1644, page 105, 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 James M. Halloran and Michael J. Dioguardi, by deed of record as Instrument No. 20031006-0147635, and re-recorded in Instrument No. 20031014-0152483, 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 spouses of the Grantors.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown on the Plan of record in Book 1644, page 105, Register's Office.
3. Restrictive Covenants of record in Book 1715, page 19, Register's Office.
4. Easement of record in Book 1644, page 373, Register's Office.

This is improved property commonly known as 1110 Nichol Lane, Nashville, TN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me this 4th day of October, 2004.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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, its successors 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; has 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, 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 4th day of October 2004.

James M. Halloran

Michael J. Dioguardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, 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 they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of October, 2004.

Notary Public

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 4, 2005