(2)

Box 36
20561

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Edward B. Van Voorhees Co-Executor Affiant Subscribed and sworn to before me this 31st day of January, 2005. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 23821-01-2005**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhonwyn Counihan Peter F. Counihan 205 Concord Park West Nashville, TN 37205	Bank of America, N.A. 6700 Lakeview Center Tampa, Florida 33619	Tract 1 Map No.116.08-0C Parcel No. 205.00-CO Tract 2 Map No. 116-07 Parcel No. 125

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr. and Jeanne Van Voorhees Ellis, Co-Executors of the Last Will and Testament of Lucile B. Van Voorhees,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhonwyn Counihan and husband, Peter F. Counihan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 Concord Park West, Nashville, TN 37205 as to Tract 1 and unimproved as to Tract 2.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2005.

Edward B. Van Voorhees, Jr., Co-Executor

Davidson County DEEDWARR
Recvd: 02/03/05 15:21 5 pgs
Fees:28.00 Taxes:2201.50
20050203-0013009

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward B. Van Voorhees, Jr., Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2005.

Notary Public

My Commission Expires:

DEREK W. LYNN NOTARY PUBLIC AT LARGE MY COMM. EXPIRES DAVIDSON COUNTY, TN

Being the same property conveyed to Lucile B. Van Voorhees as Trustee of the Lucile B. Van Voorhees Personal Residence Trust-1999, dated May 3, 1999 with full power, by quitclaim deed from Lucile B. Van Voorhees of record in Book 11471, page 431, Register's Office for Davidson County, Tennessee. The said Lucile B. Van Voorhees died on August 11, 2004, and pursuant to the terms of said trust agreement, subject property was conveyed to the Successor Trustees, Lucy B. Van Voorhees, Edward B. Van Voorhees, Jr. and Jeanne Van Voorhees Ellis, Co-Executors of the Last Will and Testament of Lucile B. Van Voorhees, by quitclaim deed recorded as Instrument No. * , said Register's Office.

* 20050203-0013008

This conveyance is made subject to:

1. State and County taxes for the year 2005, have been pro-rated and assumed by the Grantee;
2. Amended and re-stated Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466;
3. Dedication of common area to Sugartree Homeowners' Association, Inc. of record in Book 5683, page 675;
4. Charter of Incorporation of Sugartree Homeowners' Association, Inc. of record in Book 5683, page 670;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3964, page 855, and in Book 5430, page 434;
6. All matters appearing on the Plan of record as Book 4955, page 84, amended in Book 5274, page 562;
7. Easement for sanitary sewer of record in Book 3400, page 63; and
8. Easement for ingress and egress, and restriction on use of record in Book 5794, page 184, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2005.

Jeanne Van Voorhees Ellis

Jeanne Van Voorhees Ellis, Co-Executor

STATE OF VIRGINIA, COUNTY OF FAIRFAX SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne Van Voorhees Ellis, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2005.

Notary Public

My Commission Expires: 7/31/2005

KRISTY M. KETTLES NOTARY PUBLIC

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of January, 2005.

Lucy B. Van Voorhees, Co-Executor

STATE OF Maryland, COUNTY OF Worcester SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucy B. Van Voorhees, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2005.

Julia M. Pendleton
Notary Public of the State of Maryland

My Commission Expires: August 1, 2006



EXHIBIT "A"

Tract 1 (Map 116-8; Parcel 205)

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain building site, being Lot No. 205, as shown on the Plat of Sugartree, Phase IV, which is of record in Book 4955, page 84, and amended in Book 5274, Page 562, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being the same property conveyed to Edward B. Van Voorhees and wife, Lucile B. Van Voorhees, by deed of record in Book 9394, page 88, Register's Office for Davidson County, Tennessee, the said Edward B. Van Voorhees having since died testate a resident of Davidson County, Tennessee, leaving a Last Will and Testament of record at Book 217, page 563, Office of the Clerk of the Probate Court for Davidson County, Tennessee.

Tract 2 (Map 116-07; Parcel 125)

Being a tract of land located in the Seventh Civil District of Davidson County, Tennessee, located generally 500 feet Southwest of Woodmont Boulevard adjacent to the South line of Sugartree Subdivision, and more particularly described as follows:

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, RODC, and Sugartree, Phase II, Book 4955, Page 84, RODC, said point being the North corner of the tract herein described;

Thence, with the line of Sugartree, S. 42 deg. 30' E, 150.00 feet to a point; Thence leaving Sugartree, N. 83 deg. 55' 46" W., 59.97 feet to a point; Thence N. 54 deg. 00' 16" W., 99.48 feet to a point; Thence N. 40 deg. 16' E., 60.00 feet to the point of beginning, containing (5952 sq. ft.) 0.14 acres more or less.

This conveyance is subject to a perpetual right of ingress and egress across the land described and for the purpose of maintaining the channel of Sugartree Creek and being described, in Book 5794, page 184, as follows:

Beginning at a point in Higgins new line, South 39.94 feet from the Southwest corner of said Sugartree Subdivision; Thence S. 54 deg. 00' 16" E., 132.74 feet to a point; Thence N. 83 deg. 55' 46" W., 40.09 feet to a point; Thence N. 54 deg. 00' 16" W. 99.48 feet to a point; Thence S. 40 deg. 16' E., 20.06 feet to the point of beginning.

Also granted in this conveyance is a perpetual easement for use and enjoyment over the land described as follows provided no improvements except a fence may be built on said land:

Beginning at a point in the common corner of the property of Thomas C. Scott, Trustee, Book 5513, Page 182, RODC and Sugartree, Phase II, Book 4955, Page 84, and amended in Book 5274, Page 562 RODC, Thence S. 40 deg. 16' W., 60.00 feet to a point; Thence N. 49 deg. 44' W., 5.00 feet to a point; Thence, N. 40 deg. 16' E., 189.05 feet to a point; Thence S. 49 deg. 44' E 5.00 feet to a point in the North corner of Parcel 205, Sugartree, Phase II; Thence with the West line of said parcel S. 40 deg. 16' W., 129.05 feet to the point of beginning; Containing (945 sq. ft.) 0.02 acres more or less.