Davidson County DEEDWARR
Recvd: 03/31/05 10:46 5 pgs
Fees:28.00 Taxes:3663.00
20050331-0034975

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238
Doc. 2556003 djs

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ursula B. Mahoney 235 Deer Park Circle Nashville, Tennessee 37205	Same	Map/Parcel: 116-10-0-058.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, URSULA B. MAHONEY, CHARLES W. MAHONEY and JOHN M. MAHONEY, CO-TRUSTEES OF THE THOMAS A. MAHONEY GENERATION SKIPPING TRUST, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto URSULA B. MAHONEY ("Grantee"), all of their right, title and interest, in certain real property in Davidson County, Tennessee, described as follows:

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

TRACT NO. I: Being the west 15 feet of the east 25 feet to the north 180 feet of lot No. 32 on the map of A. M. Bransford's Subdivision of lots Nos. 29 to 34, inclusive, and lot No. 45 of the First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office for said County.

Said part of said lot fronts 15 feet on the southerly side of Deer Park Circle and runs back between parallel lines, parallel to and 10 feet west of the line between lots Nos. 32 and 33, 180 feet to a dead line.

TRACT NO. II: Being the east 10 feet of the north 180 feet of lot No. 32 and the north part of lot No. 33, and the northwest part of lot No. 34 on the Map of A. M. Bransford's Subdivision of lots Nos. 29 to 34, inclusive, and lot No. 45 of the First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Deer Park Circle 10 feet west of the line between lots Nos. 32 and 33, said point being the northeast

corner of Tract No. I above described; thence with the southerly margin of Deer Park Circle, easterly around a slight curve, 160 feet to a point; thence southerly 171 feet, more or less, to a point which is 47-1/2 feet east of the line between lots Nos. 33 and 34; thence westerly 157-1/2 feet to a point at the southeast corner of Tract No. I above described; thence with the easterly line of the same northerly 180 feet to the point of beginning.

Being the same property conveyed to Ursula Mahoney, Charles W. Mahoney and John M. Mahoney, Co-Trustees of the Thomas A. Mahoney Generation Skipping Trust, by deed of record Instrument Number 20050331-0034974, Register's Office of Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 235 Deer Park Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her successors and assigns, forever.

GRANTOR covenants and binds themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 14 day of ~~February~~ March, 2005.

Ursula B. Mahoney
URSULA B. MAHONEY, Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust

Charles W. Mahoney
CHARLES M. MAHONEY, Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust

JOHN M. MAHONEY, Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shaw C. Harrison, a Notary Public, URSULA B. MAHONEY, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she is a Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust, and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of ~~February~~ March, 2005.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-24-2007

SHAW C. HARRISON
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
11/24/2007
DAVIDSON COUNTY, TN

STATE OF CT)
COUNTY OF TOLLAND)

Personally appeared before me, MADELINE M. LEWIS, a Notary Public, CHARLES W. MAHONEY, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he is a Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21ST day of ~~February~~ MARCH, 2005.

Madeline M. Lewis
Notary Public
MADELINE M. LEWIS

MADELINE M. LEWIS
NOTARY PUBLIC
CONNECTICUT

My Commission Expires: 6/30/2005

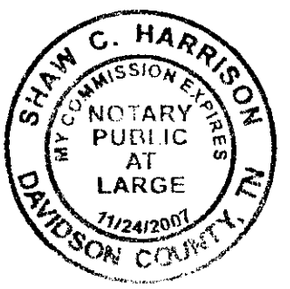
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shaw C. Harrison, a Notary Public, JOHN M. MAHONEY, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he is a Co-Trustee of the Thomas A. Mahoney Generation Skipping Trust, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of ~~February~~ March, 2005.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-24-2007



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $990,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of ~~February~~ March, 2005.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-24-2007

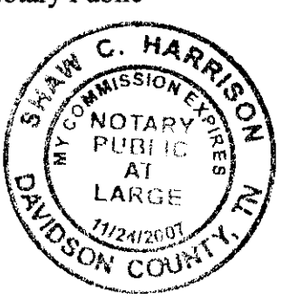


EXHIBIT A

1. 2005 Taxes, a lien, which is not yet due and payable. (Tax parcel # 116-10-0-058.00)
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.