WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28 day of May, 2005 and between

LOUISE CHASTAIN, widow, as surviving spouse of FRED CHASTAIN,

Hereinafter referred to as Grantor, and

JOSEPH FRED CARNAHAN,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($125,000.00) ~~TEN DOLLARS ($10.00)~~ cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate, that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

As set out above.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Louise Chastain
LOUISE CHASTAIN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 07/15/05 14:19 3 pgs
Fees:18.00 Taxes:462.50
20050715-0082504

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LOUISE CHASTAIN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 28th day of May, 2005.

Notary Public
Commission expires: 11-22-2008

PRISCILLA EATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 125,000.00 MS which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Louise Chastain
Affiant

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Subscribed and sworn to before me this 28th day of May, 2005.

Notary Public
Commission Expires 11-22-2008

PRISCILLA EATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO: Joseph F. Carnahan
2927 ~~Ironwood Drive~~
Nashville, TN 37214

SEND TAX BILLS TO: Joseph F. Carnahan
2927 Ironwood Dr
Nashville, Tn
37214

PROPERTY ADDRESS: Joseph F. Carnahan
2927 Ironwood Drive
Nashville, TN 37214

MAP PARCEL NO.:
096-06-0 195.00

Correction Agreement-Limtied Power of Attorney

Property Address: 2927 Ironwood Street Nashville TN 37214

Property Identifed As:

Settlement Date: 05/28/2005

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT 27 ON THE MAP OF CLOVERHILL, SECTION II, AS OF RECORD IN BOOK 2133 PAGE 46 REGISTER'S OFFICE OF SAID COUNTY. SAID LOT FRONTS 60 FEET ON THE NORTH SIDE OF IRONWOOD DRIVE AND RUNS BACK BETWEEN LINES 144.1 FEET ON THE WEST LINE AND 168 FEET ON THE EAST LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 93 FEET.

BEING THE SAME PROPERTY CONVEYED FROM RASS Q. POINDEXTER AND MARY JANE J. POINDEXTER, HUSBAND AND WIFE, TO FRED CHASTAIN AND LOUISE CHASTAIN BY DEED RECORDED 09/04/1957, IN BOOK 2695, PAGE 627 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 051118 ©