[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Braswell	New Owner	Map 72-3
168 Charleston Park		Parcel 34.00
Nashville, TN 37205		26b 12410

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, 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 and wife, Lori D. Halloran, one-half undivided interest and Michael J. Dioguardi, one-half undivided interest** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Robert Braswell** (The "Grantee"), his 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 the westerly ½ of Lot No. 224 on the revised plan of Part of Inglewood Place of record in Book 332, page 101, and revised in Book 421, page 137, Register's Office for Davidson County, Tennessee.
Said westerly ½ of Lot No. 224 fronts 50 feet on the northerly margin of McChesney Avenue and extends back between parallel lines 205 feet to a dead line.

Being the same property conveyed to James M. Halloren and wife, Lori D. Halloren, one-half undivided interest and Michael J. Dioguardi, one half undivided interest by Quitclaim Deed from Joseph Buford and wife, Gloria J. Buford of record in Book 9417, page 888, Register's Office for Davidson County, Tennessee and Cash Deed of Tennessee from Jack F. Kemp, Secretary of HUD, of record in Book 7822, page 283, said Register's Office fpr Davidson County, Tenessee.

The above described real property is not the homestead of Michael J. Dioguardi and never has been and is investment property owned by Michael J. Dioguardi.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 10/12/05 10:25 2 pgs
Fees:13.00 Taxes:370.00
20051012-0122821

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 332, page 101, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1117 McChesney Avenue, Nashville, TN 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 05th day of October, 2005.

Notary Public

My Commission Expires: 3-31-07

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of October, 2005.

James M. Halloran

Lori D. Halloran

Michael J. Dioguardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Halloran and wife, Lori D. Halloran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael J. Dioguardi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009