STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of value of property (whichever is greater) is $388,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of October, 2005.

Notary Public
My Commission Expires: 5/24/08

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/14/05 13:13 4 pgs
Fees:23.00 Taxes:1435.60

20051214-0150195

ADDRESS NEW OWNER:
Brian Geraghty
6325 Robin Hill Road
Nashville, TN 37205

SEND TAX BILL TO:
First Horizon Home Loan Corp
d/b/a 1st Tennessee Home Loan
1755 Lynnfield Blvd #100
Memphis, TN 38119

Map 115-15; Parcel 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CAROL ANN SMITH, UNMARRIED, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto BRIAN GERAGHTY AND JOCELYN BOWMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 6325 Robin Hill Road, Nashville, Davidson County, Tennessee 37205.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: See attached Exhibit B

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and she does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said

land to the said GRANTEE, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 31st day of October, 2005.

GRANTOR:

Carol Ann Smith

Carol Ann Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Carol Ann Smith, the within named bargainor, 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 3rd day of October, 2005.

Notary Public

My Commission Expires: 5/24/08

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of West Meade Farms, Inc., Section "E", of record in Book 1835, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 237.0 feet on the southeasterly margin of Robin Hill Road and extends back 356.8 feet on the northeasterly line and 330.0 feet on the southwesterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Carol Ann Smith, unmarried, by deed from William R. Rubino and spouse, Leah K. Rubino, of record in Book 11629, page 209, Register's Office for Davidson County, Tennessee.

Exhibit B

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable, which has been prorated and assumed by Grantee.
2. Plan of West Meade Farms, Inc., Section "E" of record in Book 1835, page 70, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6161, page 323, Register's Office for Davidson County, Tennessee.