Name and Address of New Owner:

Mary G. McGrath
26 Foxall Close
Nashville, TN 37215

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $549,000.00

Affiant

Subscribed and sworn to before me on this 01/10/06.

Notary Public

My Commission Expires: 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Map & Parcel No.
117.09-0A-026.00CO-

Davidson County DEEDWARR
Recvd: 01/30/06 13:25 2 pgs
Fees:13.00 Taxes:2031.30
20060130-0011341

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Steve G. Condurelis III, and spouse, Gaye G. Condurelis (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Mary G. McGrath, married (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 26, on the plan of Foxhall Close, as of record in Plat Book 4860, Page 46, as amended in Book 5005, page 136 Book 5380, page 122, Book 5441, page 645 and Book 5839, page 610, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve G. Condurelis III, and spouse, Gaye G. Condurelis by Warranty Deed dated 01/03/1995 of record in Book 9564, Page 516, said Registers Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 26 Foxall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that they are awfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 01/10/06.

Steve G. Condurelis III

Gaye G. Condurelis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Steve G. Condurelis III, and spouse, Gaye G. Condurelis, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 01/10/06.

NOTARY PUBLIC

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.