PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this ~~9th~~ 10TH day of February, 2006, by and between Mary Leone O'Mara Mauser, Harry Eugene O'Mara, Jayson Pearson, Bruce Pearson, Sherri Denise Pearson Hayes, Leanne O'Mara Sagert, Kyle Patrick O'Mara, Rose Ann Flott Weeks, John Flott, Jr., Henry Flott, Phyllis Flott, Eric Flott, Denise Flott Mathley, Elizabeth Jean O'Mara Nail, James O'Mara, Edward J. O'Mara, Patrick M. O'Meara, Colleen O'Meara, Michele O'Meara Cambra, and Kevin O'Meara, the Heirs of Ann Morrow, deceased, hereinafter called Grantor, and COLETTE CATALANO-PATTERSON, A SINGLE WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Mary Leone O'Mara Mauser, Harry Eugene O'Mara, Jayson Pearson, Bruce Pearson, Sherri Denise Pearson Hayes, Leanne O'Mara Sagert, Kyle Patrick O'Mara, Rose Ann Flott Weeks, John Flott, Jr., Henry Flott, Phyllis Flott, Eric Flott, Denise Flott Mathley, Elizabeth Jean O'Mara Nail, James O'Mara, Edward J. O'Mara, Patrick M. O'Meara, Colleen O'Meara, Michele O'Meara Cambra, and Kevin O'Meara, the Heirs of Ann Morrow, deceased, as Grantor, does hereby bargain, sell, transfer and convey unto COLETTE CATALANO-PATTERSON, A SINGLE WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 603 BURGUNDY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/17/06 13:50 10 pg
Fees:53.00 Taxes:497.65
20060217-0019509

WITNESS the hand and seal of the Grantor on the day and year first above written.

Mary Leone O'Mara Mauser
Mary Leone O'Mara Mauser
By: Thomas M Black, her atty in fact

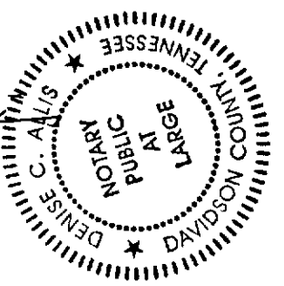
ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Mary Leone O'Mara Mauser**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



WITNESS the hand and seal of the Grantor on the day and year first above written.

Harry Eugene O'Mara
Harry Eugene O'Mara
By: Thomas M Black, his atty in fact

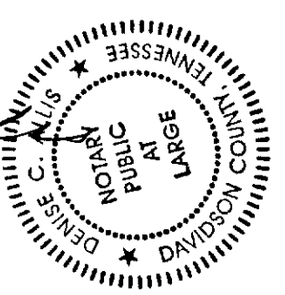
ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Harry Eugene O'Mara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



WITNESS the hand and seal of the Grantor on the day and year first above written.

Jayson Pearson
Jayson Pearson
By: Thomas M Black, his atty in fact

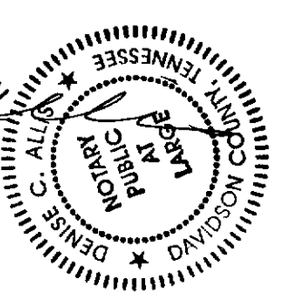
ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jayson Pearson**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



WITNESS the hand and seal of the Grantor on the day and year first above written.

Bruce Pearson
Bruce Pearson
By: Thomas M Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Bruce Pearson**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Sherri Denise Pearson Hayes
Sherri Denise Pearson Hayes
By: Thomas M Black, her atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sherri Denise Pearson Hayes**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

WITNESS the hand and seal of the Grantor on the day and year first above written.

Leanne O'Mara Sagert
Leanne O'Mara Sagert
By: Thomas M Black, her attorney in fact

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Leanne O'Mara Sagert**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Kyle Patrick O'Mara
Kyle Patrick O'Mara
By: Thomas M Black, his attyin fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kyle Patrick O'Mara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Rose Ann Flott Weeks
Rose Ann Flott Weeks
By: Thomas M Black, her attyin fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rose Ann Flott Weeks**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

John Flott, Jr.
John Flott, Jr.
By: Thomas M Black, his attyin fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John Flott, Jr.**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Henry Flott
Henry Flott
By: Thomas M Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Henry Flott**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Phyllis Flott
Phyllis Flott
By: Thomas M Black, her atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Phyllis Flott**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Eric Flott
Eric Flott
By: Thomas M Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Eric Flott**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Denise Flott Mathley
Denise Flott Mathley
By: Thomas M. Black, her atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Denise Flott Mathley**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Atlus
Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ATLUS ★ NOTARY PUBLIC AT LARGE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Elizabeth Jean O'Mara Nail
Elizabeth Jean O'Mara Nail
By: Thomas M. Black, her atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elizabeth Jean O'Mara Nail**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Atlus
Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ATLUS ★ NOTARY PUBLIC AT LARGE

WITNESS the hand and seal of the Grantor on the day and year first above written.

James O'Mara
James O'Mara
By: Thomas M. Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James O'Mara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Atlus
Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ATLUS ★ NOTARY PUBLIC AT LARGE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Michele O'Meara Cambra
Michele O'Meara Cambra
By: Thomas M Black, her atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Michele O'Meara Cambra**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DENISE C. ALLIS

WITNESS the hand and seal of the Grantor on the day and year first above written.

Kevin O'Meara
Kevin O'Meara
By: Thomas M Black, his atty. in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kevin O'Meara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DENISE C. ALLIS

WITNESS the hand and seal of the Grantor on the day and year first above written.

Edward J. O'Mara

Edward J. O'Mara

By: Thomas M. Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Edward J. O'Mara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Patrick O'Meara

Patrick M. O'Meara

By: Thomas M. Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Patrick M. O'Meara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

WITNESS the hand and seal of the Grantor on the day and year first above written.

Colleen O'Meara

Colleen O'Meara

By: Thomas M. Black, his atty in fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2006 before me personally appeared Thomas M. Black, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Colleen O'Meara**, pursuant to Limited Power of Attorney, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 10 day of February, 2006.

Denise C. Allis

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

COLETTE CATALANO-PATTERSON

603 BURGUNDY DRIVE
MADISON, TN 37115

Property Address:

603 BURGUNDY DRIVE, MADISON, TN 37115
Person Responsible for Taxes:

Countrywide Home Loans
4500 Park Granada
Calasbasas, CA 91302

Map & Parcel #: MAP 42-14, PARCEL 33

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **134500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10 day of **February, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ COUNTY, TENNESSEE ★

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7757

EXHIBIT 'A'

Being Lot No. 115 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Page 126, Register's Office for said County. Said Lot No. 115 fronts 175.9 feet on the south side of Burgundy Drive, and runs back 208 feet on the west line and 137.1 feet on the east lien to a dead line in the rear, which is a broken line, on which it measures 272.2 feet.

Being the same property conveyed to Walter B. Morrow and wife, Ann E. Morrow, by Warranty Deed from Howard K. Williamson and wife, Mary Hattie Williamson, of record in Book 3158, Page 527, Register's Office for DAVIDSON County, Tennessee. Walter B. Morrow died May 19, 1988 survived by his widow, Ann E. Morrow as the surviving tenant by the entirety. Ann E. Morrow subsequently conveyed an undivided one-half interest in and to said property to her sister, Rosine C. Groce by Warranty Deed of record in Book 9576, Page 200, said Register's Office. Ann E. Morrow and Rosine C. Groce thence conveyed all their right, title and interest in and to said property through Thomas M. Black, Trustee, to Ann E. Morrow, unmarried and Rosine C. Groce, unmarried as Joint Tenants with the Right of Survivorship. Rosine C. Groce died in March, 1996, survived by Ann E. Morrow as the sole owner of the fee. Ann E. Morrow died September 4, 2005 intestate and without issue survived by twenty (20) nieces and nephews, all sui juris and constituting her sole heirs and next of kin. The probate estate of Ann E. Morrow, deceased, is being administered in the Probate Court of Davidson County, Tennessee, Docket Number 05P1929. Ann E. Morrow a/k/a Ann O. Morrow. Said nieces and nephews as the Grantors herein are as follows: Mary Leone O'Mara Mauser, Harry Eugene O'Mara, Jayson Pearson, Bruce Pearson, Sherri Denise Parson Hayes, Leanne O'Mara Sagert, Kyle Patrick O'Mara, Rose Ann Flott Weeks, John Flott, Jr., Henry Flott, Phyllis Flott, Eric Flott, Denise Flott Mathley, Elizabeth Jean O'Mara Nail, James O'Mara, Edward J. O'Mara, Patrick M. O'Meara, Colleen O'Meara, Michele O'Meara Cambra, and Kevin O'Meara.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-14, PARCEL 33).
2. All matters as set forth on the Plan of Sherry Heights, of record in Plat Book 2331, pages 126 and 127, said Register's Office, which plan includes a 75-foot minimum building setback line from Burgundy Drive; and a 10-foot public utility easement along the easterly and southerly lines.