[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gerald A. Risk and Jenny S. Risk	Same	Map 130-8
3709 Trimble Road		Parcel 123.00
Nashville, TN 37215		

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 Michael J. Dioguardi** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gerald A. Risk and wife, Jenny S. Risk** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A for legal description.

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.

The above described real property is not the homestead of James M. Halloran and never has been and is investment property owned by James M. Halloran.

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

Davidson County DEEDWARR
Recvd: 07/05/06 12:40 3 pgs
Fees:18.00 Taxes:7406.59

20060705-0080156

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.

This is improved property commonly known as 3709 Trimble Road, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,001,780.00

Affiant

Subscribed and sworn to before me this day of June, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/16/07

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

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2006.

James M. Halloran

Michael J. Dioguardi
By: James M. Halloran, Attorney in Fact

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 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 30th day of June, 2006.

Notary Public

My Commission Expires: 3-31-07

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, executed the foregoing instrument on behalf of Michael J. Dioguardi and who acknowledged that he executed the same as the free act and deed of the said Michael J. Dioguardi.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2006.

Notary Public

My Commission Expires: 3-31-07

EXHIBIT A

Land lying in Davidson County, Tennessee, being the westerly 123 feet of Lot No. 12 on the unrecorded plan of Westhaven and more particularly described according to survey by R.L. Montoya Land Surveying, dated August 6, 1979, as follows:

Beginning at an iron pin in the southerly margin of Trimble Road approximately 205 feet from the intersection of Estes Road and Trimble Road, said point also being the northeast corner of Lot No. 13, Westhaven - Section 1, as of record in Book 1130, Page 7, said Register's Office, and in the northwest corner of this described tract; thence with the southerly margin of Trimble Road, south 82 degrees 05' 19" east 123.00 feet to an iron pin, said point being the northwest corner of the John J. Rotier property as of record in Book 4672, page 479, said Register's Office; thence leaving the southerly margin of said road with the westerly property line of the Rotier property south 10 degrees 35' 21" west 336.00 feet to an iron pin, said point being in the northerly lot line of Lot 16 of the above mentioned recorded subdivision; thence with the northerly line of said lot north 81 degrees 38' 41" west 123.00 feet to an iron pin, said point being the southeast corner of Lot No. 14 of the above mentioned recorded subdivision; thence with the easterly lot line of Lots Nos. 14 and 13 north 10 degrees 35' 46" east 335.04 feet to the point of beginning.

Being the same property conveyed to James M. Halloran and Michael J. Dioguardi, both married, by Warranty Deed from Yu-Fu Henry Huang and Paio-Fu Huang, dated March 10, 2005, filed March 11, 2005, of record in Instrument No. 20050311-0027028, Register's Office for Davidson County, Tennessee.