THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26501-04-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00 Affiant Subscribed and sworn to before me this 21st day of May, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas J. and Theresa R. Cahill 1040 Chancery Lane Nashville, TN 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, TN 37219	Map and Parcel No.: 130140059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William E. Knestrick and wife, Mary Knestrick**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas J. Cahill and wife, Theresa R. Cahill** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1040 Chancery Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mary H. Knestrick being one and the same as Mary Knestrick.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of May, 2007.

William E. Knestrick

Mary H. Knestrick
Mary Knestrick

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William E. Knestrick and Mary Knestrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2007.

Notary Public

STEVE G. FRIDRICH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/22/07

Davidson County DEEDWARR
Recvd: 05/23/07 13:54 2 pgs
Fees:13.00 Taxes:11840.00

20070523-0061622

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Part of Block I Belle Meade Subdivision No. 2 as of record in Plat Book 6900, page 938, amended in Book 7900, page 917, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Knestrick and wife, Mary Knestrick by deed dated 12/06/95 from Julie H. Barnett, married of record in Book 9886, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 6900, page 938, amended in Book 7900, page 917, Register's Office for Davidson County, Tennessee.