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THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1698

Davidson County DEEDWARR
Recvd: 05/30/08 11:11 2 pgs
Fees:13.00 Taxes:962.00
20080530-0055067

Property Address: 940 Gale Lane #117, Nashville, TN 37204

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chevy Nash, ummarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **John C. Monaghan and wife, Rachel A. Monaghan,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being designated as Building 12, Unit C, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, Planned Unit Development, as shown on plat of record in Plat Book 4600, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 4600, Page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Mukunda Penugonde, a single man, dated October 26, 2006, and recorded October 31, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20061031-0135309.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 23rd day of May, 2008.

Chevy Nash by Sloan Sparkman, Attorney in Fact

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this 23rd day of May, 2008 before me, personally appeared Sloan Sparkman, personally known to me or proved to me on the basis of satisfactory evidence, known to be the person who executed the foregoing instrument on behalf Chevy Nash as per the Specific Power of Attorney of record in Instrument No. 20080530-0055066 Register's Office for Davidson County, Tennessee and who acknowledged that she executed the same as her free act and deed on behalf of Chevy Nash.

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9.19.09

Grantees' Name, Address, Phone:
John C. Monaghan and Rachel A. Monaghan
940 Gale Lane #117
Nashville, TN 37204

Map and Parcel No: 118-05-0A-039.00 CO

SEND TAX STATEMENTS TO:
John C Monaghan and Rachel A Monaghan
940 Gale Lane # 117
Nashville, TN 37204

State of: Tennessee
County of: Williamson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 27 day of May, 2008.

Notary Public
My Commission expires: _____

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008