This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

| ADDRESS NEW OWNERS | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| Michael Boyd Seshul & wife, Cecile A. Seshul | Third National Bank c/o SunTrust Mortgage, Inc. | Map 116-8H Parcel 193 |
| 193 Moultrie Park Drive | P.O. Box 105277 | |
| Nashville, Tennessee 37205 | Atlanta, GA 30348-5277 | |
| Mortgagee: Third National Bank in Nashville | | |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anne H. Webber, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Michael Boyd Seshul and wife, Cecile A. Seshul, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, described as follows, to wit:
>
> A certain building site being Lot No. 193, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71 as amended, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as supplemented and amended.
>
> Being the same property conveyed to Anne H. Webber, by deed from Richard D. Bird, Trustee, with full power, etc. of record in Book 5609, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as 193 Moultrie Park Drive, Nashville, Tennessee 37205. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the items on the attached Exhibit "A", herein incorporated by reference.

And GRANTOR does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 9th day of February, 1989.

Anne H. Webber

Fred R. Webber, husband of Anne H. Webber joins in this conveyance for the purpose of conveying any marital right he may have in the property herein described.

Fred R. Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fran N. Oglesbee, a Notary Public of said county and state, Anne H. Webber and husband, Fred R. Webber, the within named bargainor(s), 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 9th day of FEBRUARY, 1989.

Fran N. Oglesbee
Notary Public

My Commission Expires: 8-16-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $390,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 9th day of Febru, 1989.

Notary Public
My Commission Expires: Nov 21, 1992

EXHIBIT "A"

BOOK 7770 PAGE 739

1. The premises herein insured is a building site restricted by all the requirements conditions, easements, assessments, liens, uses, building resrictions, limitations, repurchase and Lease options, burdens, and other undertakings, including rights and interest of other site owners and condominium owners, and also including the requirement that all owners of building sites and condominium units be members of Sugartree Homeowners Association, Inc., and subject to assessment for the payment of costs incident to the maintenance of the common areas and administration of the Association, and provided for a lien securing the payment thereof, contained in an instrument executed by Sugartree Properties, Inc., recorded October 2, 1974, in Book 4857, page 157, amended in Book 4911, page 356; and further amended by second amendment of record in Book 4996, page 126, and further amended by third amendment of record in Book 5003, page 688, Register's Office for Davidson County, Tennessee, reference to said instruments are here made, all as made applicable to Sugartree, Phase III, by instrument of record in Book 5087, page 220, Register's Office for Davidson County, Tennessee, which latter said instrument also amended Article 1, Paragraph 4 of the Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, and as further amended by instrument of record in Book 5152, page 401, Register's Office for Davidson County, Tennessee, amending Article 8, Section 2 thereof. Also as further amended by instruments of record in Book 5514, page 138 and Book 5691, page 61, Register's Office for Davidson County, Tennessee.

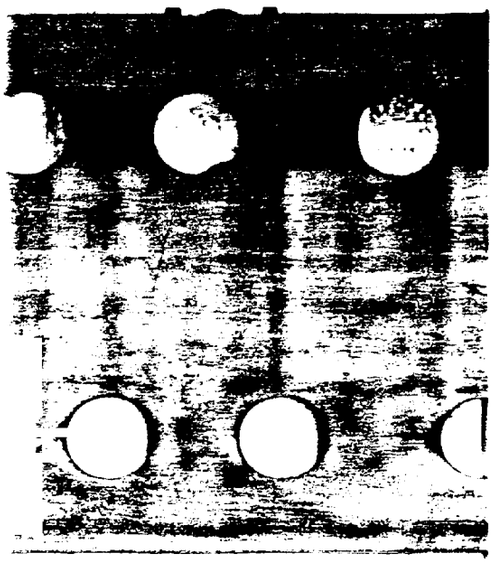
2. All matters shown on the revised plan of Sugartree, Phase III of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, all in Register's Office for Davidson County, Tennessee.

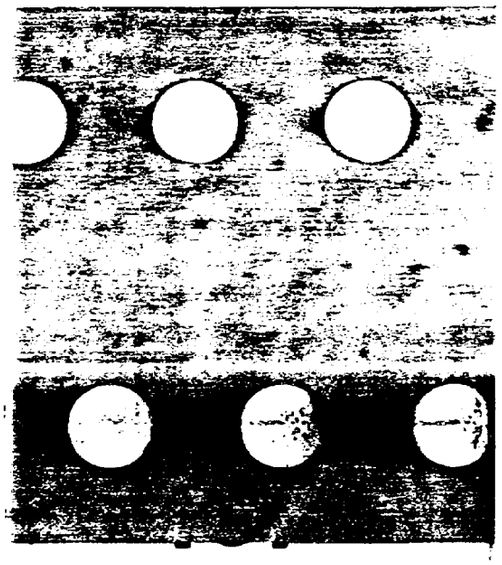
3. Survey by R.L. Montoya - Land Surveying, dated April 28, 1984, shows subject property within flood plain. The Company assumes no liability for matters arising by reason thereof.

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**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 740

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | |
| | ~~390000.00~~ |
| CON TX | ~~1287.00~~ |
| PRFEE | 0.50 |
| WDEED | 9.00 |
| TOTAL | 1296.50 |
| CHECK | 1296.50 |

02/10/89 01 13:21 0001 6386

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IF NOT IN REFERENCE

FEB 10 1 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180869