THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16836
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October 1999.

Michelle Stringer
Notary Public

My Commission Expires: 9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DRAKE M. BEREHOWSKY	NEW OWNER	104-13-B
401 Bowling Avenue #88		80.00 CO
Nashville, Tennessee 37205		7DA71885

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, PHYLLIS S. ROSENBAUM AND HUSBAND, JOSHUA K. GOLDMAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DRAKE M. BEREHOWSKY, unmarried ("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 401 Bowling Avenue #88 Nashville, TN 37205

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 1999.

PHYLLIS S. ROSENBAUM

JOSHUA K. GOLDMAN

99 OCT 11 AM 8:28

0644924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PHYLLIS S. ROSENBAUM AND HUSBAND, JOSHUA K. GOLDMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 1999.

My Commission Expires: 9/23/2000

Michelle Stringer
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 80 on the Plan of Richmeade Place Section Five, as of record in Plat Book 5210, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Phyllis S. Rosenbaum and husband, Joshua K. Goldman by deed from Ronald W. Seagren, s single person, of record in Book 10973, page 933, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5213, page 945; (2) Dedication of common area of record in Book, 5487, page 73; (3) Charter of Incorporation of record in Book 4942, page 633; and (4) All matters appearing on the Plan of record in Plat Book 5210, page 141, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11697 PAGE 118

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525947