FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16947

Instr:200001190006208 Page: 1 OF 2
REC'D FOR REC 01/19/2000 1:13:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1076.70

BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Mark D. Zinder

Affiant

Subscribed and sworn to before me, this 18th day of January, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT 23, 2000

Address New Owner As Follows:

Mark D. Zinder
1715 Green Hills Drive
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:

131-03-0 95.00
16DA 23380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURI O. BINI AND SPOUSE, SCOT A. BINI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARK D. ZINDER, UNMARRIED,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots No. 54 and 55 on the Map of the Second Subdivision of Green Hills of record in Plat Book 547, page 139, Register's Office for Davidson County, Tennessee.

SAID Lots No. 54 and 55 which is a corner lot, front and adjoin 70 feet on the southerly margin of Green Hills Avenue or Drive and fronts 91.6 feet to the easterly margin of Green Hills Drive, said frontages being joined by a curve having a length of 120 feet, and extends back 167.1 feet on the easterly line and 142 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Lauri O. Bini and spouse, Scot A. Bini by deed from Donald Edwards and wife, Carolyn Edwards, as Trustees for Howard Edwards, David Edwards, unmarried and Clark Wright-Edwards, married, of record in Book 10474, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, page 139, Register's Office for said County.

This is improved property known as 1715 Green Hills Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of January, 2000.

Lauri O. Bini

Lauri O. Bini

By: Norma Warren, Attorney-in-fact

Norma Warren, Attorney-in-fact by Power of Attorney being recorded simultaneously herewith.

Scot A. Bini

Scot A. Bini

By: Norma Warren, Attorney-in-fact

Norma Warren, Attorney-in-fact by Power of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA WARREN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact,** of **LAURI O. BINI AND HUSBAND, SCOT A. BINI**, the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 18th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

GEORGE T. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON CO. TN