Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $162,500.00

Richard G. Feltnor
Affiant

Subscribed and sworn to before me, this 28th day of February, 2000.

Jennifer Dunlap
Notary Public
My commission expires: 5/27/2001



Instr:200003070023155 Page: 1 OF 2
REC'D FOR REC 03/07/2000 11:54:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $601.25

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard G. Feltnor	GMAC Mortgage Corporation	MAP 181-01
6857 Sunnywood Drive	8360 Old York Road	GRP A
Nashville TN 37211	Elkins Park, PA 19177-1590	PARCEL 061

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brad Rosenblum, d/b/a Rosenblum Homes, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Richard G. Feltnor, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Section One, Sugar Valley, of record in Book 9700, Page 374 and amended in Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being a part of the same property conveyed to Brad Rosenblum, d/b/a Rosenblum Homes, by deed from Hurley-Y, L.P., of record in Book 11311, Page 605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6857 Sunnywood Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 28th day of February, 2000.

Brad Rosenblum, d/b/a Rosenblum Homes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brad Rosenblum, d/b/a Rosenblum Homes, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of February, 2000.

Notary Public

My Commission expires 5/27/2001