BOX

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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys-at-Law<br>2000 Richard Jones Rd., #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17040 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $194,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of March, 2000.<br><br>Notary Public<br><br>My Commission Expires: April 22, 2003 |

NOTARY PUBLIC AT WILLIAMSON COUNTY, TN

## WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| JAMES K. FINEOUT* | PNC Mortgage Corp. of America | MAP 155-15-A |
| 4605 Sandy Creek Road | 75 N Fairway Drive | PARCEL 57.00CO |
| Nashville, Tennessee 37221 | Vernon Hills, IL 60061 | FB#9D81900 |

*,and wife Janet M. Fineout

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, ROBERT K. SALOUM AND WIFE, SANDRA L. SALOUM, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES K. FINEOUT AND WIFE, JANET M. FINEOUT, ("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 4605 Sandy Creek Road Nashville, Tennessee 37221.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2000.

Instr:200003140026256 Page: 1 OF 2
REC'D FOR REC 03/14/2000 1:17:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $717.80

ROBERT K. SALOUM

SANDRA L. SALOUM

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT K. SALOUM AND SANDRA L. SALOUM, 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 13th day of March, 2000.

My Commission Expires

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

Notary Public

My Commission Expires SEPT. 23, 2000

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Stonemeade Section III, as of record in Plat Book 7900, page 478, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert K. Saloum and wife, Sandra L. Saloum by deed from Charles Scott Gerson, a married person of record in Book 10257, page 486, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7701, page 290, reaffirmation in Book 8349, page 43, amended in Book 8517, page 992 and in Book 8810, page 840; (3) Charter of record in Book 7920, page 728; (4) Easements of record in Book 9740, page 967; (4) Assignment of Developer's Rights of record in Book 8810, page 842; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 478, said Register's Office.