**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 182,000.00

Douglas J. Fouty
Affiant

Subscribed and sworn to before me, this 21st day of April, 2000

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| DOUGLAS J. FOUTY<br>2725 Rosedale Place<br>Nashville, Tennessee 37211 | MERRILL LYNCH CREDIT CORPORATION<br>4802 Deer Lake Drive East<br>Jacksonville, Florida 32246 | MAP 118-3<br>PARCEL 109 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100-- ---------- ($ 182,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, W. MICHAEL ROUTH, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS J. FOUTY AND WIFE, SHERRI R. FOUTY hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to W. Michael Routh, a single man, by deed from Rosedale Place, LLC, of record in Book 11535, page 621, Register's Office for Davidson County, Tennessee.

Instr:200004250041110 Page: 1 OF 2
REC'D FOR REC 04/25/2000 3:43:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $673.40

This is improved property known as 2725 Rosedale Place, Nashville, Tennessee 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 GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rosedale Place, Phase One of record in Book 11190, page 3, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __21st__ day of ____April_____, 2000__.

W. MICHAEL ROUTH

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _W. MICHAEL ROUTH, UNMARRIED_____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ___21st_day of ____April, 2000_____.

My Commission Expires: _September 29, 2001__

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public