File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #00-5-4-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK D. FLEISCHER (NAME)	REGIONS MORTGAGE, INC. (NAME)	MAP 116.03
112 Lynnwood Blvd. (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 012.01
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOANNE SINGER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK D. FLEISCHER AND WIFE, DANIELLA T. FLEISCHER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
PARCEL OF LAND in the First Civil District of Davidson County, Tennessee, bounded on the West by Lynwood Boulevard, on the East by Sugartree Creek, and located generally East of Memphis-Bristol Highway, more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Lynwood Boulevard, 1450 feet, more or less, from the easterly margin of Memphis-Bristol Highway; thence, leaving Lynwood Boulevard, North 43 degrees 18 minutes East, 543.23 feet to a point in the centerline of Sugartree Creek; thence, with said Creek South 36 degrees 46 minutes East, 166.16 feet to a point; thence, South 43 degrees 45 minutes West, passing an iron pin at 390.97 feet and 458.55 feet, 504.55 feet to an iron pin in the easterly margin of Lynwood Boulevard; thence, North 50 degrees 14 minutes West, passing an iron pin at 29.97 feet, 160.00 feet to the point of BEGINNING.

TRACT II:
PARCEL OF LAND in the First Civil Distirct of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Lynwood Boulevard, 1,580 feet, more or less, from the easterly margin of Memphis-Bristol Highway; thence; South 50 degres 14 minutes East, 29.97 feet along the easterly margin of Lynwood Boulevard to an iron pin; thence, North 43 degrees 45 minutes East 46 feet to an iron pin; thence, North 43 degrees 45 minutes East, 67.58 feet to an iron pin; thence, South 70 degrees 10 minutes West, 40 feet to a point;

CONTINUED

unimproved ( )
This is improved (X) property, known as 112 Lynnwood Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 4th day of May, 2000

JOANNE SINGER

Instr:200005080046298 Page: 1 OF 2
REC'D FOR REC 05/08/2000 1:50:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3237.50

LEGAL DESCRIPTION CONTINUATION

thence, South 50 degrees 10 minutes West 60 feet to an iron pin, the point of BEGINNING.

TRACT III:
A TEN FOOT STRIP OF LAND in the First Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Lynwood Bouleard, 1,610 feet, more or less, from the easterly margin of Memphis-Bristol Highway; thence, North 43 degrees 45 minutes East 46 feet to an iron pin, the point of beginning; thence, South 50 degrees 14 minutes East 10 feet to a point; thence, North 43 degrees 45 minutes East 200 feet to a point; thence, North 50 degrees 14 minutes West 10 feet to a point in the southerly boundary of property conveyed by Susie Boston Rodgers, a widow, to Robert B. Rodgers and wife, Ruth H. Rodgers, by deed of record in Book 3819, Page 608, Register's Office for Davidson County, Tennessee; thence, following said boundary, South 43 degrees 45 minutes West, 200 feet to the point of BEGINNING.

BEING the same property conveyed to Elliott Singer and wife, Joanne Singer, by Deed from Robert B. Rodgers and wife, Ruth H. Rodgers, of record in Book 5489, Page 778, and by Deed from Susie Boston Rodgers, an unmarried person, of record in Book 5489, Page 781, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree, File No. 89D-3460, of record in Circuit Court for said County. The property was further conveyed to Joanne Singer by Quitclaim Deed from Elliott Singer, of record in Book 8476, Page 312, and Book 8511, Page 776, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 JOANNE SINGER, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2000.

My Commission Expires: May 28, 2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.