Instr:200005260052738 Page: 1 OF 2
REC'D FOR REC 05/26/2000 12:42:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2442.00

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17160**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 24th day of MAY, 2000. Notary Public My Commission Expires:

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

My Commission Expires SEPT 23, 2000

WARRANTY DEED

Address New Owner: Mark S. Goldfarb 201 Lynwood Boulevard Nashville, Tennessee 37205	**Send Tax Bills To:** First Union Mortgage Corporation 1100 Corporate Center Drive Raleigh, North Carolina 27607	**Tax Information:** MAP 116-7 PAR 36 FB BM1560

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, RICHARD D. FLETCHER, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK S. GOLDFARB , MARRIED ("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 201 LYNWOOD BOULEVARD, NASHVILLE, TENNESSEE 37205.

Kim A. Fletcher, spouse of Richard D. Fletcher, Jr. joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Richard D. Fletcher, Jr.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of MAY, 2000.

RICHARD D. FLETCHER, JR.

KIM J. FLETCHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD D. FLETCHER, JR. AND KIM J. FLETCHER , 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 24th day of MAY, 2000.

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

My Commission Expires: SEPT. 23, 2000

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, south 81 1/2 degrees west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30 minutes east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less, to the beginning.

Being the same property conveyed to Richard D. Fletcher, Jr. by quitclaim deed from Richard D. Fletcher and wife, Kim J. Fletcher of record in Book 10087, page 631, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 806, page 76, said Register's Office.