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. 17339**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $263,000.00 Affiant Subscribed and sworn to before me, this 28th day of JUNE, 2000. Notary Public My Commission Expires:

Instr:200006290064680 Page: 1 OF 2
REC'D FOR REC 06/29/2000 10:35:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $973.10

WARRANTY DEED

Address New Owner: Mr./Mrs. Eric R. Bergesen 2017 Linden Avenue Nashville, Tennessee 37212	**Send Tax Bills To:** Fifth Third Mortgage Company 250 W. Main Street Lexington, KY 40507	**Tax Information:** MAP 104-16 PAR 167 FB 24W 10370

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, PAUL GREGORY MITCHELL AND WIFE, VALERIE A. DORMADY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC R. BERGESEN AND WIFE, AMY B. BERGESEN ("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 2017 Linden Avenue, Nashville, Tennessee 37212.

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 28th day of JUNE, 2000.

PAUL GREGORY MITCHELL

VALERIE A. DORMADY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PAUL GREGORY MITCHELL AND WIFE, VALERIE A. DORMADY, 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 28th day of JUNE, 2000.

My Commission Expires: 11/29/03

Notary Public

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west one-half of Lot No. 87 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Gregory Mitchell and wife, Valerie A. Dormady by deed from Lydia J. Lenker, unmarried (formerly Givnish) of record in Book 10375, page 115, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.