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. 17346**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 27th day of JUNE, 2000. Notary Public My Commission Expires: 11/29/03

Instr:200006290064709 Page: 1 OF 2
REC'D FOR REC 06/29/2000 10:50:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1258.00

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Richard L. Fulton 71 Wyn Oak Nashville, Tennessee 37205	Bank Of America P.O. Box 9001092 Louisville, Tennessee 40290-1092	MAP 104-14-G PAR 72 FB 07DA 92917

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, ALAN S. HILIBRAND AND WIFE, GITTEL HILIBRAND ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD L. FULTON AND WIFE, SAMMIE J. FULTON ("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 71 Wyn Oak, Nashville, Tennessee 37205.

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 27th day of JUNE, 2000.

Alan S. Hilibrand by Arthur Perlen Attorney in Fact
ALAN S. HILIBRAND, BY: ARTHUR PERLEN, ATTORNEY-IN-FACT

Gittel Hilibrand by Arthur Perlen Attorney in Fact
GITTEL HILIBRAND, BY: ARTHUR PERLEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTHUR PERLEN with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said ALAN S. HILIBRAND AND GITTEL HILIBRAND and is authorized by the said ALAN S. HILIBRAND AND GITTEL HILIBRAND to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 27th day of June, 2000.

My commission expires:
11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Revised Final Plat of Whitworth Phase 01, as of record in Plat Book 7900, pages 140 thru 144, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan S. Hilibrand and spouse, Gittel Hilibrand by deed from Edward A. Turner and spouse, Julie R. Turner of record in Book 10141, page 903, 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 8026, page 305, Book 8047, page 243, Book 8282, page 45, Book 9778, page 27; (3) Dedication of common area of record in Book 9778, page 29; (4) Charter of record in Book 8090, page 691, Book 8283, page 523; and (5) All matters appearing on the Plan of record in Plat Book 7900, pages 140 thru 144, said Register's Office.