Instr:200007030065847 Page: 1 OF 2
REC'D FOR REC 07/03/2000 12:28:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $795.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00

X JOANNE S. NEFF
Affiant

Subscribed and sworn to before me, this 30th day of June, 2000.

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 10/25/2003 AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOANNE S. NEFF	FIFTH THIRD MORTGAGE COMPANY	MAP 143-6-A
404 Valley Trace Drive	250 W. Main Street	PARCEL 70.00CO
Nashville, Tennessee 37221	Lexington, KY 40507	FB# 9D78127

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, MICHAEL HOLZMAN AND WIFE, CAROL HOLZMAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOANNE S. NEFF, UNMARRIED, ("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 404 Valley Trace Drive, Nashville, Tennessee 37221.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2000.

MICHAEL HOLZMAN

By Michael Holzman by Carol Holzman Attorney in Fact
CAROL HOLZMAN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH.

Carol Holzman
CAROL HOLZMAN

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL HOLZMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2000.

My Commission Expires: 11/29/03

Notary Public

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL HOLZMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MICHAEL HOLZMAN, and is authorized by the said MICHAEL HOLZMAN, to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of June, 2000.

My Commission Expires: 11/29/03

Notary Public

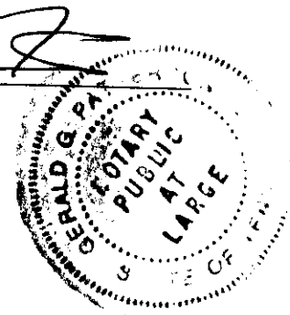


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase Two Harpeth Trace Estates, as of record in Plat Book 5200, pages 556 thru 558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Holzman and spouse, Carol Holzman, by deed from James Hayden Nicholas, married of record in Book 10109, page 673, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5120, page 208, Book 5120, page 918, Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6094, page 718; (3) Charter of record in Book 5120, page 199 and in Book 6556, page 694; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 556 thru 558, said Register's Office.