Instr:200007140069765 Page: 1 OF 2
REC'D FOR REC 07/14/2000 12:22:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $4199.50

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. 17389**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,135,000.00. Affiant Subscribed and sworn to before me, this 13th day of JULY, 2000. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PHILIP A. G. KARPOS 105 Clarendon Avenue Nashville, Tennessee 37205	SUNTRUST BANK 1 Park Place Atlanta, Georgia 30303	MAP 161-10 PAR 12 FB BM 6080

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, DONALD BUCHANAN ORR AND WIFE, EDITH MILLER ORR ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PHILIP A. G. KARPOS AND WIFE, LISA ROES KARPOS ("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 105 CLARENDON AVENUE, 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 13th day of JULY, 2000.

DONALD BUCHANAN ORR

EDITH MILLER ORR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONALD BUCHANAN ORR AND WIFE, EDITH MILLER ORR, 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 13th day of JULY, 2000.

My Commission Expires: 11/29/03

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Land in Davidson County, Tennessee, being Lots Nos. 4, 5 and 6 on the Plan of Johnson Bransford's Re-subdivision of Lots Nos. 1,2, and 3 and 44 in Belle Meade Subdivision, as of record in Book 547, page 168, Register's Office for said County, and the northerly part of Lot No. 5 on the map of Johnson Bransford's Subdivision of part of Lots Nos. 1, 2 and 44 in Deer Park, Belle Meade, as of record in Book 421, page 115, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Clarendon Avenue at the corner of Lots Nos. 3 and 4 on the Plan of Johnson Bransford's Re-subdivision; thence with the southerly margin of said Avenue, westwardly 281 feet 4 inches to the corner of Lots Nos. 6 and 7, thence with the line between the two lots, southwardly 166 feet 6 inches to the southeast corner of said Lot No. 7, continuing in the same direction 55 feet, in all, 221 feet 6 inches; thence eastwardly 81 feet 4 inches to the westerly line of Lot No. 5; thence with said line, southwardly 85 feet to the southwest corner of said Lot No. 5; thence eastwardly 101 feet to the southeast corner of said Lot No. 5; thence northwardly 73 feet 11 inches; thence eastwardly 101 feet; thence northwardly 63 feet 10 inches to the corner of Lots Nos. 3 and 4, continuing in the same direction, and with the line between said two lots 138 feet, in all, 201 feet 10 inches to the beginning.

Being the same property conveyed to Donald Buchanan Orr and wife, Edith Miller Orr by deed from Halle Webster Fowler and husband Albert G. Phillips of record in Book 10213, page 454, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5818, page 851 and Book 10111, page 18; and (3) All matters appearing on the Plan of record in Plat Book 547, page 168 and Book 421, page 115, said Register's Office.

EXHIBIT "A"