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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson, Attorneys<br>Attorneys-at-Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17398 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $318,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2000.<br><br>Notary Public<br><br>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(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| JOHN SAMUEL LORBER | SUNTRUST BANK | MAP 116-11 |
| 332 Walnut Drive | 1 Park Place, N.A. | PARCEL 82 |
| Nashville, Tennessee 37205 | Atlanta, GA 30303 | FB# BM700 |

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 W. FOX AND WIFE, MELINDA D. FOX, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN SAMUEL LORBER AND WIFE, JOAN DONLON LORBER, ("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 332 Walnut Drive, 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.

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 31st day of July, 2000.

Instr:200008010075935 Page: 1 OF 2
REC'D FOR REC 08/01/2000 1:43:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1176.60

PAUL W. FOX

MELINDA D. FOX

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL W. FOX AND MELINDA D. FOX, 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 31st day of July, 2000.

My Commission Expires:

Notary Public

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

My Commission Expires SEPT. 23, 2000

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Walnut Grove, as of record in Plat Book 974, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul W. Fox and wife, Melinda D. Fox by deed from Cason A. Dickinson, unmarried, of record in Book 7879, page 196, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5850, page 620; and (3) All matters appearing on the Plan of record in Plat Book 974, page 2, said Register's Office.