Instr:20000824000B3739 Page: 1 OF 2
REC'D FOR REC 08/24/2000 10:43:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2349.50

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. 17415**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 21st day of AUGUST, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR./MRS. PETER A. SIGAL 2109 HAMPTON AVENUE NASHVILLE, TENNESSEE 37215	NEW OWNER	MAP 117-6 PAR 113 FB 07DA 24245

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, DON L. GAINES AND WIFE, ALICE B. GAINES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PETER A. SIGAL AND WIFE, MARY C. SIGAL ("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 2109 Hampton Avenue, Nashville, Tennessee 37215.

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 21st day of AUGUST, 2000.

Don L. Gaines
DON L. GAINES

Alice B. Gaines
ALICE B. GAINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DON L. GAINES AND WIFE, ALICE B. GAINES, 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 21st day of AUGUST, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee being part of the original Lot No. 2 on the Map of Samuel Watkin's Plan of Lots, of record in Book 57, page 16, Register's Office for Davidson County, Tennessee, and being known as the east 110 feet of Lot No. 20 and the west 15 feet of the north part of Lot No. 39, Hillsboro Heights, not of record and described according to a copy of a survey thereof, made in May, 1919, by W.B. Southgate, Surveyor, and survey dated April 25, 1997 by The Edge Group Surveying, Inc., Ernest Medlin, RLS, #283, P.O. Box 3447, Brentwood, Tennessee 37024, as follows:

Beginning on the southerly margin of Hampton Avenue, 790 feet east of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, easterly 125 feet; thence southerly 340 feet; thence westerly 125 feet; thence northerly 340 feet to the point of beginning.

Being the same property conveyed to Don L. Gaines by deed from Raymond Denson and wife, Mary V. Denson of record in Book 10456, page 352, said Register's Office. Don L. Gaines obtained a divorce from Sara N. Gaines on 5/12/97, Docket No. 96-D 998. Sara N. Gaines conveyed any interest she might have had in said property to Don L. Gaines by Quitclaim Deed of record in Book 10618. page 470, said Register's Office. Don L. Gaines has since married and conveyed said property to Don L. Gaines and wife, Alice B. Gaines by Quitclaim Deed of record in Book 11153, page 975, 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 57, page 16, said Register's Office.