Davidson County DEEDWARR
Recvd: 12/20/00 13:55 2pgs
Fees:11.00 Taxes:777.00

20001220-0124764

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. 17635	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $210,000.00 Affiant Subscribed and sworn to before me, this 19th day of December, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS IRWIN A. GOLDZWEIG	REGIONS MORTGAGE, INC.	MAP 129-15
810 Percy Warner Boulevard	605 South Perry Street	PARCEL 133
Nashville, Tennessee 37205	Montgomery, Alabama 36104	FB#9DZ73391

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, MELISSA H. SCARBRO AND HUSBAND, JEFFREY A. SCARBRO, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to IRWIN A. GOLDZWEIG AND WIFE, BETTY R. GOLDZWEIG, ("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 810 Percy Warner Boulevard, 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 19th day of December, 2000.

MELISSA H. SCARBRO

JEFFREY A. SCARBRO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA H. SCARBRO AND JEFFREY A. SCARBRO, 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 19th day of December, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Warner Glen Subdivision, as of record in Plat Book 9700, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa H. Scarbro and Jeffrey A. Scarbro, wife and husband, by deed from Wayne Prinster and Vivian Prinster, husband and wife, of record in Book 11454, page 662, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 3502, page 153, and Book 10000, page 859; (2) Easements of record in Book 9946, page 512, Book 2703, page 208 and Book 3930, page 192; (3) Storm water detention agreement of record in Book 6145, page 329; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 67, said Register's Office.