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. 17663**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me, this 28th day of DECEMBER, 2000. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/02/01 13:42 2pgs
Fees:11.00 Taxes:3552.00

20010102-0000510

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. John D. Ferguson 124 Clarendon Avenue Nashville, Tennessee 37205	NEW OWNER	MAP 116-10 PAR 6 FB BM 06110

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, ROBERT J. SINGER AND WIFE, ELIZABETH A. SINGER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN D. FERGUSON AND WIFE, CAROLE S. FERGUSON ("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 124 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 28th day of DECEMBER, 2000.

ROBERT J. SINGER, BY: MELANIE, BAKER, ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

ELIZABETH A. SINGER, BY: MELANIE BAKER, ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE BAKER 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 said ROBERT J. SINGER AND ELIZABETH A. SINGER and is authorized by the said ROBERT J. SINGER AND ELIZABETH A. SINGER to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 28th day of December, 2000.

My commission expires:

Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 8 on the plan of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point at an iron pin on the westerly margin of Clarendon Avenue, at the common corner of Lots Nos. 1 and 7; thence, in a southerly direction along the westerly margin of said Avenue, 102.5 feet to an iron pin set at the beginning of a curve; thence around said curve, continuing with the margin of said Avenue, in a southwesterly direction, 151 feet to another iron pin in the northerly margin of said Avenue; thence, along the north margin of said Avenue, westerly 46.35 feet to the southeast corner of a part of said Lot No. 8 conveyed to Charles Runcie Clements, Jr. and wife, by deed of record in Book 1081, page 158, Register's Office for Davidson County, Tennessee; thence, in a northerly direction along the easterly line of said Clements property 203 feet, more or less, to the dividing line between Lots Nos. 8 and 2, which point is 13 feet westerly from the common corner of Lots Nos. 7 and 8; thence easterly along the dividing line between Lots Nos. 2 and 8 and Lots Nos. 1 and 7, 127.9 feet to the point of beginnning.

Being the same property conveyed to Robert J. Singer and wife, Elizabeth A. Singer by deed from Gerald G. Woodruff, III and wife, Margaret B. Woodruff of record in Book 11459, page 62, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 736, page 73 and Book 881, page 358; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 191 and 192, said Register's Office.