Davidson County DEEDWARR
Recvd: 03/05/01 14:27 3pgs
Fees:15.00 Taxes:962.00
20010305-0020548

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00

John M. Averbuch
Affiant

Subscribed and sworn to before me, this 1st day of March, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s): ORB by ESB, ESB	Send Tax Bills to	Tax Information
SAMUEL AVERBUCH	UNION PLANTERS BANK, NATIONA	12
513 Jocelyn Hollow ~~XXXX~~ Court	P.O. Box 3137	20
Nashville, Tennessee 37205	Memphis, Tennessee 37371-013	8DZ72535

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, DANIEL RICH BEAIRD, II AND WIFE, ELIZABETH S. BEAIRD, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SAMUEL AVERBUCH AND WIFE, JESSICA M. AVERBUCH, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. ORB by ESB, ESB

This is improved property located at 513 Jocelyn Hollow ~~XXXX~~ Court 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 1st day of March, 2001.

DANIEL RICH BEAIRD, II Daniel Rich Beaird

By: by Elizabeth S. Beaird, Attorney-in-Fact
ELIZABETH S. BEAIRD, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Elizabeth S. Beaird
ELIZABETH S. BEAIRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. BEAIRD, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2001.

My Commission Exp

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. BEAIRD, 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 the said DANIEL RICH BEAIRD, II, and is authorized by the said DANIEL RICH BEAIRD, II, to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of March, 2001.

My Commission Expires: 11/29/03

Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 765 on the Plan of Revised Plan of A Portion of West Meade Farmes, Inc. Section 10, as of record in Plat Book 3106, page 21, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel R. Beaird, II and wife, Elizabeth S. Beaird by deed from Robert J. Beasley, Jr. and wife, Farideh S. Beasley of record in Book 10040, page 628, said Register's Office.

This conveyance is made subject: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Easement agreement being recorded as Instrument No. 20001222-0125833, and (3) All matters appearing on the Plan of record in Plat Book 3106, page 21, said Register's Office.