("Prepared solely based upon information provided by and at the direction of the parties")

FILE BOX 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE 01-3-27-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Philip Roseman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2001

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP ROSEMAN (NAME)	" NEW OWNER " (NAME)	MAP 130-07-0
106 Savoy Circle (ADDRESS)	(ADDRESS)	PARCEL 097.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEAN FALLON LOVE KLEEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP ROSEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the southerly one-half of an unnumbered tract marked "For Future Development", on the easterly side of Sunnybrook Drive, as shown on the Map of a Resubdivision of part of Royals Oaks Subdivision, as of record in Book 1424, Page 31, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of Sunnybrook Drive, at the northwest corner of lot 10 on said plan; thence with the line of lots 10 and 9, eastwardly 304 feet to a point in the easterly line of the Subdivision known as Esteswood, of record in Book 974, Page 31, said Register's Office; thence with the line of the same northwardly 154 feet, more or less, to a point which is 154 feet, more or less, south of the southeast corner of Lot 13 on said plan; thence westwardly 306 feet, more or less, to a point in the easterly margin of Sunnybrook Drive, 156 feet, more or less, south from the southwest corner of said lot 13; thence with the margin of said Drive, southwardly 156 feet, more or less, to the beginning.

BEING the same property conveyed to William Douglass Love and wife, Jean Fallon Love, by Deed from Jerome S. Klein and wife, Miriam B. Klein, of record in Book 5063, Page 816, said Register's Office. And further conveyed to Jean Fallon Love by Quitclaim Deed from William Douglass Love, of record in Book 5253, Page 43, Register's Office for Davidson County, Tennessee. Jean Fallon Love now known as Jean Fallon Kleeman.

unimproved (X)
This is improved ( ) property, known as 4414 Sunnybrook Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of March, 2001

Jean Fallon Love Kleeman
JEAN FALLON LOVE KLEEMAN

Davidson County DEEDWARR
Recvd: 03/29/01 13:35 2pgs
Fees:11.00 Taxes:1017.50

20010329-0030336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN FALLON LOVE KLEEMAN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March, 2001.

Commission expires May 28, 2003

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public