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. 17890	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $260,000.00 Affiant Subscribed and sworn to before me, this 27th day of April, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. LAURENCE DEFRANCE 2320 Golf Club Lane Nashville, Tennessee 37215	NEW OWNER	MAP 104-14SH PARCEL 76.00 CO FB# 7DA93104

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, IRA E. STEIN AND WIFE, LESLIE E. STEIN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LAURENCE DEFRANCE AND WIFE, CHRISTINE DEFRANCE, ("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 unimproved property.

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 27th day of April, 2001.

Davidson County DEEDWARR
Recvd: 05/01/01 13:20 2pgs
Fees:11.00 Taxes:962.00
20010501-0043839

IRA E. STEIN

LESLIE E. STEIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRA E. STEIN AND LESLIE E. STEIN, 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 27th day of April, 2001.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Whitworth Phase 3 Section 3, as of record in Plat Book 7900, pages 870 thru 872, amended in Book 9582, page 842, Surveyor's Correction in Book 10270, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ira E. Stein and wife, Leslie E. Stein, by deed from Clement-Bartosh Interests, LLC, a Tennessee Limited Liability Company of record in Book 11050, page 888, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 301; (3) Easements of record in Book 9736, page 221, Book 9567, page 691; (4) Amendment to the Charter of record in Book 10428, page 795; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 838 thru 841, Book 7900, pages 870 thru 872, Book 9582, page 842, Book 10270, page 34, said Register's Office.