FILE BOX 45

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 17995**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2001. NOTARY PUBLIC AT LARGE Notary Public My Commission Expires: 1/26/02

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kaye E. Zusmann 401 Bowling Avenue, #88 Nashville, TN 37205	Cendant Mortgage Corp. 3000 Leadenhall Road Mount Laurel, NJ 08054	MAP 104-13-B PAR 80.00 CO FB 07DA 71885

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, DRAKE M. BEREHOWSKY, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KAYE M. ZUSMANN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a/k/a D. Berehowsky

This is improved property located at 401 Bowling Avenue, #88, 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 29th day of MAY, 2001.

DRAKE M. BEREHOWSKY

Davidson County DEEDWARR
Recvd: 06/04/01 13:26 2pgs
Fees:11.00 Taxes:869.50

20010604-0057693

COUNTRY OF CANADA
PROVINCE OF ONTARIO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DRAKE M. BEREHOWSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of MAY, 2001.

My Commission Expires: no expiry date

Notary Public

GEORGE MALO, Q.C.
1067 BLOOR STREET WEST
TORONTO, ONTARIO M6H 1M5

EXHIBIT "A"

FILE BOX 45

Land in Davidson County, Tennessee, being Building Site No. 80*on the Plan of Richmeade Place, Section Five, as of record in Plat Book 5210, page 141, Register's Office for said County, to which plan reference is made for a more complete description. *also designated as Unit No. 88

Being the same property conveyed to Drake M. Berehowsky, unmarried by deed from Phyllis S. Rosenbaum and husband, Joshua K. Goldman of record in Book 11697, page 116, 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 4941, page 637, amended in Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 521; (3) Charter of record in Book 4942, page 633; (4) Dedication of common area of record in Book 5487, page 73; and (5) All matters appearing on the Plan of record in Plat Book 4942, page 633, said Register's Office.

Drake M. Berehowsky and D. Berehowsky being one in the same person.