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| **THIS INSTRUMENT PREPARED BY:**<br>MUDTER & PATTERSON<br>ATTORNEYS-AT-LAW<br>2000 Richard Jones Rd.,Suite 110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18094 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00<br><br>Affiant<br>Subscribed and sworn to before me, this 25th day of June, 2001.<br><br>Notary Public<br><br>My Commission Expires: |

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| JOHN S. LAM | BANK OF AMERICA | 116-6 |
| 109 Belle Meade Boulevard | P.O. Box 305140 | 11 |
| Nashville, Tennessee 37205 | Louisville, Kentucky 40323 | BM4675 |

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, PETER J. ZABASKI AND WIFE, MARIANNE DALE ZABASKI, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN S. LAM AND WIFE, JANET S. LAM, ("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 109 Belle Meade Boulevard, 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 25th day of June, 2001.

Davidson County DEEDWARR
Recvd: 06/26/01 11:18 2pgs
Fees:11.00 Taxes:4625.00
20010626-0067477

PETER J. ZABASKI

MARIANNE DALE ZABASKI

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER J. ZABASKI AND MARIANNE DALE ZABASKI, 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 25th day of June, 2001.

My Commission Expires:

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires
NOV. 29, 2003

**EXHIBIT "A"**

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a July 21, 1981 survey by John B. Kohl, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point in the westerly margin of Belle Meade Boulevard at the southeasterly corner of the property conveyed to William F. Earthman, Jr., of record in Book 5553, page 521, said Register's Office, said point also being the northeasterly corner of the herein described tract of land; thence, with said westerly margin, S. 6 deg. 15 min. E 330 feet to the northeasterly corner of the property conveyed to Julia Malone Trabue, of record in Book 1081, page 657, said Register's Office; thence leaving the westerly margin of said Boulevard with Trabue's northerly line, S 84 deg. 30 min. W 320 feet to the easterly line of another tract of land conveyed to Julie Malone Trabue, of record in Book 1108, page 97, said Register's Office; thence with Trabue's easterly line, N 29 deg. 30 min. W 155.7 feet to Earthman's southwesterly corner; thence with Earthman's southerly line, N 63 deg. 19 min. E 377.4 feet and N 22 deg. 24 min. E 58 feet to the point of beginning, containing 1.83 acres, more or less.

Being the same property conveyed to Peter J. Zabaski and wife, Marianne Dale Zabaski by deed from Michael Spalding, unmarried of record in Book 9303, page 353, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; and (2) Easement of record in Book 5818, page 835, said Register's Office.