THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18083**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 22nd day of JUNE, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Jason I. Epstein 1214 Nichol Lane Nashville, TN 37205	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, Texas 75266-0694	MAP 130-9 PAR 145 FB BM 9655

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, MICHAEL C. REED AND WIFE, ELAINE M. REED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JASON I. EPSTEIN AND WIFE, SUSAN S. EPSTEIN ("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 1214 Nichol Lane, 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 22nd day of JUNE, 2001.

MICHAEL C. REED

ELAINE M. REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22nd day of JUNE, 2001.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/27/01 13:28 2pgs
Fees:11.00 Taxes:1554.00

20010627-0068131

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 Block "3" on the Plan of The Highlands of Bellemeade, as of record in Plat Book 547, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael C. Reed and wife, Elaine M. Reed by deed from David A. Price and wife, Donna J. Price of record in Book 8117, page 66, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5799, page 537 and Book 1049, page 231; and (3) All matters appearing on the Plan of record in Plat Book 547, page 180, said Register's Office.