THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18055	The actual consideration or value, whichever is greater, for this transfer is: $137,000.00 Affiant Subscribed and sworn to before me, this 16th day of July, 2001. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires October 25, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JASON M. IRVIN	NEW SOUTH FEDERAL SAVINGS BA	93-10-A
465 2nd Avenue South	210 AUTOMATION WAY	465.00 CO
Nashville, Tennessee 37201	BIRMINGHAM, ALA 35210	13W14186

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, STEVEN A. GOODMAN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JASON M. IRVIN, ("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 465 2nd Avenue South, Nashville, Tennessee 37201.

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 16th day of July, 2001.

Davidson County DEEDWARR
Recvd: 07/31/01 16:18 2pgs
Fees:13.00 Taxes:506.90
20010731-0081208

STEVEN A. GOODMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN A. GOODMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2001.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires NOV 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 465 on the Plan of Howell Park Condominiums of record in Plat Book 6250, page 868, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Howell Park, a horizontal property regime established by Master Deed of record in Book 6816, page 411, amended in Book 11429, page 947, said Register's Office.

Being the same property conveyed to Steven A. Goodman by deed from Haury and Smith Contractors, Inc. of record in Book 6929, page 535, 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 6816, page 411, amended in Book 11429, page 947; (3) Charter of record appearing as Instrument No. 200005080046074; and (4) All matters appearing on the Plan of record in Plat Book 6258, page 868, said Register's Office.