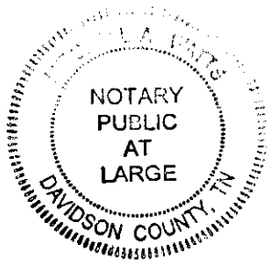
THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 178,000.00

Affiant



Subscribed and sworn to before me, this 27th day of August, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES A. EPSTEIN 4505 Harding Road #22E Nashville, Tennessee 37205	SUNTRUST BANK 201 4th Avenue, North 7th Floor Nashville, Tennessee 37219	MAP 116-3-O-A PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND AND NO/100---------- ($ 178,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DAVID BRENT BARCUS AND WIFE, SUSAN S. BARCUS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES A. EPSTEIN, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING those certain premises comprising a portion of Royal Oaks Tower, said subject having been established a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, and said premises being more particularly described as follows:

Unit labeled 22E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, together with the undivided 2.23802% percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed and Declaration. Reference is hereby made to the plan of Royal Oaks Tower of record in Book 4460, page 189, for a more complete identification and description of such unit.

BEING the same property conveyed to David Brent Barcus and wife, Susan S. Barcus, by deed from Linnie B. Hewett, a widow, of record in Book 10803, page 524, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/29/01 14:13 2pgs
Fees:13.00 Taxes:658.60
20010829-0093827

This is improved property known as 4505 Harding Road #22E, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Royal Oaks Tower of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of August, 2001.

DAVID BRENT BARCUS

SUSAN S. BARCUS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID BRENT BARCUS AND WIFE, SUSAN S. BARCUS, the bargainor s, 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 and official seal this 27th day of August, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public