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. 18551**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,020,000.00. Affiant Subscribed and sworn to before me this 27th day of NOVEMBER, 2001. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Michael J. Rose 213 Belle Meade Boulevard Nashville, Tn 37205	NEW OWNER	MAP 116-10 PAR 98 FB BM 4700

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, DONALD F. BERSCHBACK AND WIFE, KATHRYN L. BERSCHBACK ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL J. ROSE, MARRIED ("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 213 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.

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 27th day of NOVEMBER, 2001.

DONALD F. BERSCHBACK

KATHRYN L. BERSCHBACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONALD F. BERSCHBACK AND WIFE, KATHRYN L. BERSCHBACK, 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 27th day of NOVEMBER, 2001.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 11/28/01 14:08 2pgs
Fees:13.00 Taxes:3774.00

20011128-0130137

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, pages 57 and 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald F. Berschback and wife, Kathryn L. Berschback by deed from George E. Mudter, Jr., Trustee with full power fo sell, mortgage, lease, convey or otherwise encumber without the joinder of any beneficiary of record in Book 11691, page 112, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 7051, page 61; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 57 and 58, said Register's Office.