Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/21/02 15:08 2pgs
Fees:13.00 Taxes:571.65
20020321-0035090

39-B
File #02-1078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jon E. Rickert, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric A. Himmelfarb, an unmarried man; Elliott H. Himmelfarb and Cynthia Himmelfarb, husband and wife** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Unit No. 404 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office. Buyer has right to use and occupy parking space 1N #11.

Being the same property conveyed to Jon E. Rickert, Jr., an unmarried man by deed of record in Book 11441, Page 259, Registers office for said County. Jon E. Rickert, Jr. having since married Ellen Bennett Sergent on July 17, 1999, warrants that from the time of said marriage to the present, the subject property has not been used by Grantor, his spouse, or their child, as their personal residence.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 900 19th Avenue South #404, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 18th day of March, 2002

Jon E. Rickert, Jr.

By Jon E. Rickert Sr., his Attorney in Fact

State of Tennessee)
County of Davidson)

On this 18th day of March, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jon E. Rickert Sr. as Attorney in fact for Jon E. Rickert, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/02

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,500.00.

Affiant

Sworn and subscribed before me on this the 18th day of March, 2002.

Notary Public

My Commission Expires: 3/23/02

My Commission Expires

NEW OWNER:
Eric A. Himmelfarb
900 19th Avenue South #404
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

TAX MAP-PARCEL #:
92-16-B-39CO