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. 18943**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $293,000.00. Affiant Subscribed and sworn to before me, this 30th day of APRIL, 2002. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Michael J. Dybicz and Ms. Judy A. Takats 2106 20th avenue, south Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-16 PAR 15 FB 24W 02470

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, MARK A. KAUFMAN AND WIFE, DONNA M. PAZ ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL J. DYBICZ AND JUDY A. TAKATS, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 2106 20th Avenue, South, Nashville, Tennessee 37212.

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 30th day of APRIL, 2002.

MARK A. KAUFMAN

DONNA M. PAZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARK A. KAUFMAN AND WIFE, DONNA M. PAZ, 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 30th day of APRIL, 2002.

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

My Commission Expires NOV. 29, 2003

My Commission Expires: _____ Notary Public

Davidson County DEEDWARR
Recvd: 05/01/02 13:28 2pgs
Fees:13.00 Taxes:1084.10

20020501-0053545

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50-feet of Lot No. 21 on the Plan of (Revised) Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, described as follows:

Said part of Lot No. 21 fronts 50 feet on the easterly side of 20th Avenue South and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed to Mark A. Kaufman, unmarried, by deed from Jeffrey H. Hunter and wife, Margo Boyd Hunter of record in Book 9530, page 354, said Register's Office. The said Mark A. Kaufman having conveyed his interest in subject propety to Mark A. Kaufman and Donna M. Paz, as joint tenants with Right of Survivorship by quitclaim deed of record in Book 10508, page 88, Register's Office for Davidson County, Tennessee. The said Mark A. Kaufman and Donna M. Paz having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.