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. 19105**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2002. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. James P. Newman 4120 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** MAP 116-16-A PAR 2.00 CO FB 7DA 32040

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, HELEN P. BLACK, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES P. NEWMAN AND WIFE, LOLA D. NEWMAN ("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 4120 ESTES ROAD, NASHVILLE, TENNESSEE 37215.

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 31st day of May, 2002.

HELEN P. BLACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, HELEN P. BLACK, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/03/02 13:41 2pgs
Fees:13.00 Taxes:999.00

20020603-0066749

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1-B, together with the appurtenant interest in the common elements of The Garden, a horizontal property regime established by Master Deed, of record in Book 5537, page 793, amended in Book 5810, page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the Master Deed of record in Book 5810, page 168, and being located upon Lot No. 1 on the Plan of The Garden of record in Plat Book 5200, page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Black, Jr. and wife, Helen P. Black by deed from Carroll M. Bowman and wife, Ruth B. Bowman of record in Book 6404, page 155, said Register's Office. Charles W. Black, Jr. has since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5537, page 793, amended in Book 5810, page 168; (3) Charter of record in Book 5815, page 975, and Book 8837, page 614; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 224, said Register's Office.