THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BOX 10-A

RETURN TO:
PREMIER TITLE & ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 12/28/2003

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

X _____
Affiant

_____
Notary Public

My commission expires: _____

Name and Address of New Owner:

Melanie N. Friebel
528 Bonerwood Court
Nashville, TN 37211

Send Tax Bills To:

Fifth Third Bank
250 West Main Street
Lexington, KY 40507

Davidson County DEEDWARR
Recvd: 06/28/02 10:33 2pgs
Fees:13.00 Taxes:366.30
20020628-0078141

Street Address of Subject Property:

528 Bonerwood Court
Nashville, Tennessee 37211

Map and Parcel:

147-10-208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH F. BUFFLER,** Executor of the Estate of Nickolas D. Verban, Jr., deceased hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **MELANIE N. FRIEBEL**, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto.

The conveyance of the above described parcel of land is subject to taxes for the year 2002 which have been prorated and assumed by Grantee.

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, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 our hands this 27th day of June, 2002.

ESTATE OF NICKOLAS D. VERBAN, JR.:

BY: _____ Executor
Joseph F. Buffler, Executor

STATE OF TENNESSEE |
|
COUNTY OF DAVIDSON |

Personally appeared before me, Joseph F. Buffler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Executor of the Estate of Nickolas D. Verban, Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of June, 2002.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 25, 2003

TERRY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Section Two, Parkview Estates, as of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas J. Verban, Jr., and wife, Charlotte S. Verban by deed from J.O. Hawkins and wife, Sandra Hawkins of record in Book 4767, page 411, Register's Office for Davidson County, Tennessee. The said grantees having since divorced, and title to said property was divested out of Charlotte Sue Verban and vested solely in Nickolas D. Verban, Jr. by Amended Final Decree of Divorce of record in Book 4981, page 156, said Register's Office. The said Nickolas D. Verban, Jr. (being one and the same person as Nicholas J. Verban, Jr. and Nickolas D. Verban, Jr.) having since died. The Will of Nickolas D. Verban, Jr. was admitted to Probate in the office of the Davidson County Circuit Court (Probate Division) of record in Volume No. 3926/724331, and grants to Joseph F. Buffler, Executor, the power of sale without the joinder of any beneficiary.