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. 19175**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$405,000.00~~ Affiant Subscribed and sworn to before me, this 23rd day of August, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: SUSAN D. FERRUGIA REVOCABLE TRUST 239 Cherokee Road Nashville, Tennessee 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 103-12 PAR 10 FB 26W4550

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, IRA E. STEIN AND WIFE, LESLIE E. STEIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SUSAN D. FERRUGIA, TRUSTEE OF THE SUSAN D. FERRUGIA REVOCABLE TRUST DATED DECEMBER 20, 1996("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 239 Cherokee Road, 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 23rd day of August, 2002.

IRA E. STEIN

LESLIE E. STEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, IRA E. STEIN AND WIFE, LESLIE E. STEIN, 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 23rd day of August, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/28/02 10:52 2pgs
Fees:13.00 Taxes:1498.50

20020828-0104051

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 Block "L" on the Plan of Cherokee Park Third Section, as of record in Plat Book 843, pages 2 and 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ira E. Stein and spouse, Leslie E. Stein by deed from Stephen D. Bailey appearing as Instrument No. 200007050066542, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Instrument No. 200005310054011; and (3) All matters appearing on the Plan of record in Plat Book 843, pages 2 and 3, said Register's Office.