WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Michael K Singer Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2002

Mary Gibbs
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Singer, Jr. (NAME)	New South Federal Savings Bank (NAME)	MAP 059
4940 Buena Vista Pike (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 050.01
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah A. Singer and wife, Eugene Singer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Singer, Jr., Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th Civil District, formerly the 23rd district, of Davidson County, Tennessee, being part of the land known as the Joe Boyd Farm as shown on an unregistered copy of a survey made April 3rd, 1952 by George W. Watkins, surveyor and described as follows:

Beginning at a point in the easterly margin of Buena Vista Pike 100 feet northerly from the northwest corner of a tract of land owned by Henry C. Peck et ux; thence northerly along the easterly margin of Buena Vista Pike 100 feet to a point; thence at right angles N 72 degrees E 217 feet more or less to the center of Whites Creek; thence with said creek southeasterly 110 feet more or less to a point in the north east corner of a tract of land owned by Eugene Singer et ux; thence along the northern boundary of the same Singer tract 265 feet more or less to the point of beginning.

BEING the same property conveyed to Eugene Singer and wife, Sarah Alyce Singer by Quitclaim Deed from Eugene Singer of record in Book 8321, page 846, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 09/20/02 10:51 2pgs
Fees:13.00 Taxes:227.55
20020920-0114812

unimproved ( )
This is improved (X) property, known as 4940 Buena Vista Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand S this 19th day of September, 2002

Sarah A. Singer
Sarah A. Singer

Eugene Singer
Eugene Singer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah A. Singer and wife, Eugene Singer

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 19th day of September, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public