Return To:
First Title & Escrow
File Box 9B
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Davidson County DEEDWARR
Recvd: 06/20/03 13:58 2pgs
Fees:13.00 Taxes:2257.00

20030620-0085721

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Patricia Green
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of June, 2003.

Christina M. Read
Notary Public

My Commission Expires:_____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephen Bernstein and Jamie Bernstein
74 St. Mellion
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 158-040-A-091.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond M. Alpert, Jr.***hereinafter referred to as Grantors, hereby transfers and conveys to **Stephen Bernstein and wife, Jamie Bernstein** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot. No. 94 on the Plan of Revised, Section Two, Otter Wood, of record in Book 6900, Page 598 thru 602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Raymond M. Alpert, Jr. by QuitClaim Deed from Deborah E. Alpert, of record in Instrument No. 1999 1230 0308 946, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 598-602, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7260, Page 483; Book 10330, Page 873; Book 10954, Page 905, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 7474, Page 695, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 74 St. Mellion , Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 16th day of June, 2003.

Raymond M. Alpert, Jr.

Kenneth W. Cline
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June 2003, before me personally appeared Kenneth W. Cline to me known to be the Attorney-in-Fact of Raymond M. Alpert, Jr. , Jr. and is authorized by Raymond M. Alpert, Jr. , Jr. to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

My commission expires:



Notary Public

08554-BW