19A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20767**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Affiant Subscribed and sworn to before me, this 20th day of JUNE, 2003. Notary Public My Commission Expires: MY COMMISSION EXPIRES: July 26, 2003

SHARON GIBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Mr. Robert F. Barsky Ms. Patricia Foxen 2002 20th Avenue, South Nashville, TN 37212	**Send Tax Bills To:** SAME	**Tax Information:** MAP 104-12 PAR 142.00

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, GLEN P. OXFORD, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT F. BARSKY AND WIFE, PATRICIA FOXEN ("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 2002 20th Avenue, South, Nashville, Tennessee 37212.

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 20th day of JUNE, 2003.

GLEN P. OXFORD

Davidson County DEEDWARR
Recvd: 06/24/03 09:03 2pgs
Fees:13.00 Taxes:1137.75
20030624-0086556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GLEN P. OXFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office this 20th day of JUNE, 2003.

My Commission Expires: _____ Notary Public

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 14 in the Plan of George W. Blair's First Subdivision of Belmont Heights, as found of record in the Office of the Register for said County, in Book No. 161, page 175, revised in Book 332, page 56 and Book 332, page 117.

Beginning on the easterly side of 20th Avenue South, at the south line of said Lot No. 14, running thence eastwardly with said southerly line 189 feet to an alley; thence northerly with the west margin of said alley, 50 feet, thence westerly parallel with the southerly line of said lot 189 feet to the east margin of said 20th Avenue and thence along said margin of 20th Avenue southerly fifty (50) feet to the point of beginning, according to a survey by Barry Greer & Associates, Registered Land Surveyor, dated February 15, 1993.

Being the same property conveyed to Glen P. Oxford by deed dated 9-28-00 from James Gordon Lewis of record in Instrument No. 20001002-0096869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 161, page 175, revised in Book 332, page 56 and Book 332, page 117, said Register's Office.