THIS INSTRUMENT PREPARED BY:

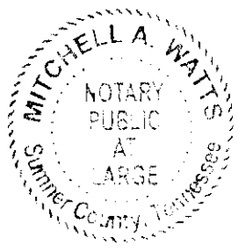
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***675,000.00.

Marilyn K Warren
Affiant

Subscribed and sworn to before me this 21st day of August, 2003.



Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 08/25/03 15:23 2pgs
Fees:13.00 Taxes:2497.50

20030825-0123199

ADDRESS OF NEW OWNER

Nancy B. Lipsitz
1804 Blair Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
201 4th Avenue North
7th Floor
Nashville, TN 37219

MAP & PARCEL NOS.

MAP 104-16
PARCEL 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($***675,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, MARILYN K. WARREN, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto NANCY B. LIPSITZ and spouse, DAVID K. BARTON, (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:

BEING Lot No. 51 and the west 7.2 feet of Lot No. 50 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332 page 117, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 51 and part of Lot No. 50 front 87.2 feet on the north side of Blair Boulevard and run back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Marilyn K. Warren, unmarried, by deed from Robert D. Shemin and wife, Patricia A. Shemin, of record in Book 10576, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as 1804 Blair Boulevard, Nashville, Tennessee 37212

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of August, 2003.

Marilyn K Warren

MARILYN K. WARREN

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 Marilyn K. Warren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2003.

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee