FILE BOX 38 FILE #6800

# WARRANTY DEED

BOOK 7647 PAGE 428

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 380
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM M. FELDMAN (NAME) | CITICORP HOMEOWNERS SERVICES, INC. (NAME) | MAP 155-8-B |
| 6428 SUGAR MAPLE LANE (STREET ADDRESS OR ROUTE NUMBER) | ATTN: TAX DEPT. M.S. 309 P. O. BOX 790069 (STREET ADDRESS) | PARCEL 7 |
| NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (P. O. ZIP) | St. Louis, Missouri 63179-0012 (CITY) (STATE) (ZIP) | 9D80167 |

FOR AND IN 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, ROBERT T. ELLIS and wife, TERESA L. ELLIS, d/b/a CORNERSTONE DEV. CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM M. FELDMAN and wife, LISA BENDER-FELDMAN

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase 1 of South Colony at Riverbend, as of record in Plat Book 6900, page 271, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert T. Ellis and wife, Teresa L. Ellis, d/b/a Cornerstone Dev. Co. by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company & Jeffrey Construction Company of record in Book 7277, page 496, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Restrictive Covenants and By-Laws of record in Book 7199, page 119; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 271, said Register's Office.

5009 09/08 0101 03CHECK 514.70

6.5 7.7.3

IDENTIFICATION REFERENCE

SEP 8 12 04 PM '88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 6428 SUGAR MAPLE LANE, NASHVILLE, TENNESSEE 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of September, 1988

ROBERT T. ELLIS

TERESA L. ELLIS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT T. ELLIS and wife, TERESA L. ELLIS, d/b/a CORNERSTONE DEV. CO.

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of September, ~~19~~ 88.

My commission expires 3-11-91 Notary Public William M. Feldman

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

William M. Feldman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 1988.

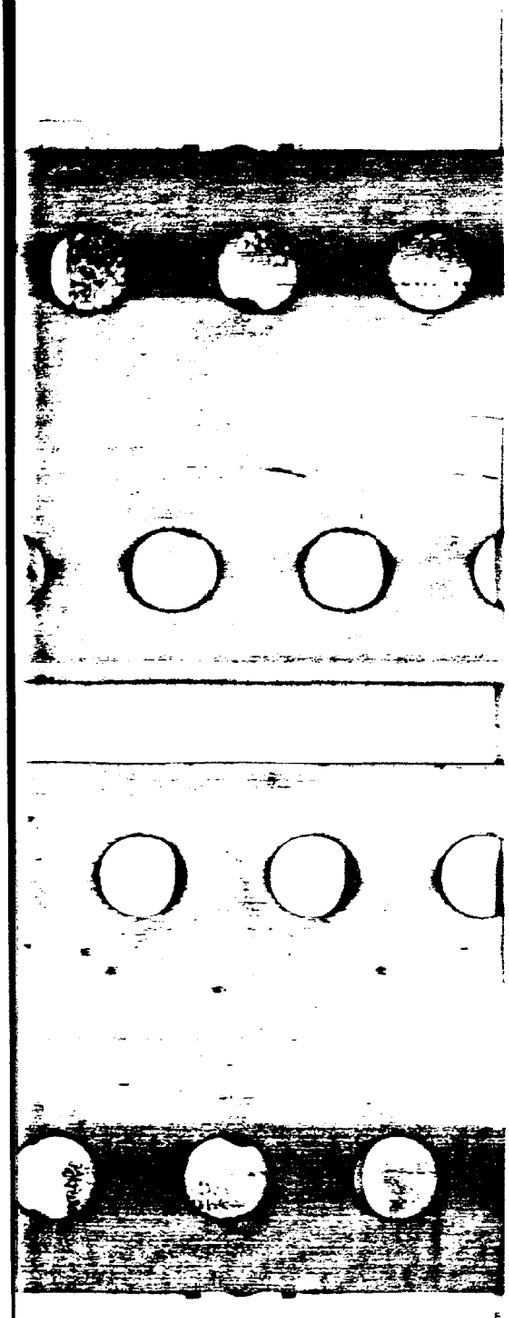
MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL) Notary Public

**WARRANTY DEED**

FROM
ROBERT T. ELLIS and wife, ~~TERESA L. ELLIS, d/b/a~~ CORNERSTONE DEV. CO.

TO
WILLIAM M. FELDMAN and wife, ~~LISA BENDER FELDMAN~~

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7647 PAGE 430

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 154000.00 |
| | | | | CON TX 508.20 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 514.70 |
| | | | | CHECK 514.70 |
| 09/08/88 | 01 | | | 12:50 0001 5009 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5 7.7 3.

IDENTIFICATION REFERENCE

SEP 8 [illegible] PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132055