Davidson County DEEDWARR
Recvd: 04/30/01 15:50 3pgs
Fees:15.00 Taxes:257.15
20010430-0043431

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Matthew R. Feiler 1804 Oliva Cir. Nashville, TN 37217	Same as New Owner	Map 88 Parcel 75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STEVE MANDILE, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MATTHEW R. FEILER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road being Lot No. 7 of Map A of record in Book 11001, page 985, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set in the westerly margin of River Road, said pin being northerly 705.46 feet along said margin from the corner of George K. McCabe of record in Deed Book 9592, page 628, Register's Office for Davidson County, Tennessee; thence leaving said margin with Lot No. 6, North 69 deg. 04' 17" West, 324.91 feet to an iron pin set; thence North 12 deg. 14' 15" East, 193.63 feet to an iron pin set; thence North 76 deg. 57' 54" West, 470.25 feet to an iron pin set; thence North 13 deg. 02' 06" East, 114.81 feet to an iron pin set; thence North 76 deg. 57' 54" West, 129.71 feet to an iron pin set; thence South 74 deg. 24' 13" West, 53.65 feet to an iron pin set; thence with Lot No. 5, South 74 deg. 24' 13" West, 631.15 feet to an iron pin set; thence North 80 deg. 49' 36" West, 118.09 feet to an iron pin set; thence North 67 deg. 16' 15" West, 364.76 feet to an iron pin set; thence North 19 deg. 34' 09" East, 302.62 feet to an iron pin set; thence with Lot No. 9, South 70 deg. 25' 51" East, 356.03 feet to an iron pin set; thence South 15 deg. 35' 47" East, 268.01 feet to an iron pin set; thence North 74 deg. 24' 13" East, 625.60 feet to an iron pin set; thence South 76 deg. 57' 54" East, 142.15 feet to an iron pin set; thence with Lot No. 8, South 76 deg. 57' 54" East, 50.31 feet to an iron pin set; thence South 13 deg. 02' 06" West, 114.81 feet to an iron pin set; thence South 76 deg. 57' 54" East, 469.56 feet to an iron pin set; thence with John Heath, Jr. of record in Deed Book 1678, page 217, Register's Office for Davidson County, Tennessee, South 12 deg. 14' 15" West, 200.00 feet to an iron pin set; thence South 69 deg. 04' 17" East, 293.00 feet to an iron pin set in the westerly margin of River Road; thence with said margin South 34 deg. 09' 10" West, 6.05 feet to an iron pin set; thence with said margin and a curve concave to the east having a central angle of 01 deg. 46' 31", a radius of 1,457.40 feet, and a chord of South 33 deg. 15' 55" West, 45.16 feet for an arc length of 45.16 feet to the point of beginning containing 236,360 square feet, or 5.42 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

BEING the same property conveyed to Steve Mandile by deed from William E. Kantz, Jr. of record in Book 11463, page 796, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 7418 River Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Restrictive Covenants as set forth and described in the deed of record in Book 11463, page 796, said Register's Office.

3. Easements for water line to Harpeth Valley Utilities District of record in Book 5566, page 109, Book 5608, page 811 and book 5942, page 501, said Register's Office.

4. Easement of record in Book 4786, page 900, said Register's Office.

5. Easement of record in Book 1881, page 372, said Register's Office.

6. Easement of record in Book 11001, page 983, said Register's Office.

7. Private Roadway Easement of record in Book 11001, page 989, said Register's Office and amended in Instrument Number 20010117-0004874, said Register's Office.

8. Temporary Access Easement of record in Book 11002 page 1, said Register's Office.

9. Easements for Septic Field of record in Book 11002, pages 5 - 9, said Register's Office.

And, the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Steve Mandile

STEVE MANDILE, a single man

"GRANTEE"

Matthew R Feiler

MATTHEW R. FEILER, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE MANDILE, a single man, and MATTHEW R. FEILER, a single man, 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, at office, this the 27th day of April, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,500.00.

Matthew R. Feiler
Affiant

Sworn to and subscribed before me, this the 27th day of April, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001