Davidson County DEEDWARR
Recvd: 06/26/01 15:13 3pgs
Fees:15.00 Taxes:1942.50

20010626-0067664

Seller: CORDARO
Order No.: 68219526

Data ID: 20443
Job No.: 10942

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Samuel L. Felker & Keith Little
(Name)

17 Wynstone
(Street Address or Route Number)

Nashville, TN 37215
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

New Owner
(Name)

(Street Address)

(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MATTHEW C. CORDARO AND MARTHA J. CORDARO, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by SAMUEL L. FELKER, AS TO AN 80% UNDIVIDED INTEREST AND KEITH LITTLE, AS TO A 20% UNDIVIDED INTEREST
(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 158-04-A-118

unimproved ( )
This is improved (XX) property, known as

17 WYNSTONE
(House Number) (Street) (P.O. Address)

NASHVILLE TN 37215
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Minor Revision, Lots 60 & 67, Section Three, Otter Wood, of record in Book 8250, Page 762, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew C. Cordaro and Martha J. Cordaro by Third National Bank in Nashville in the deed dated January 5, 1994, recorded in Book 9212, Page 81, Register's Office for said County.

Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

Seller: CORDARO
Order No.: 68219526

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Witness our hands this 25th day of October, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martha J Cordaro
MARTHA J. CORDARO—Grantor

Matthew C. Cordaro
MATTHEW C. CORDARO—Grantor

STATE OF Indiana }
}
COUNTY OF Marion }

Personally appeared before me, Sharrie L. BATT, a Notary Public in and for said County and State, MATTHEW C. CORDARO, the within named bargainor, with whom I am personally acquainted (or proven 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 and official seal at Union Planters Bank, 91st & Meridian, this 25th day of October, 1999

My Commission Expires: 7/21/07

Sharrie L. Batt
Notary Public

STATE OF Indiana }
}
COUNTY OF Marion }

Personally appeared before me, Sharrie L. BATT, a Notary Public in and for said County and State, MARTHA J. CORDARO, the within named bargainor, with whom I am personally acquainted (or proven 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 at Union Planters Bank, 91st & Meridian, this 25th day of October, 1999.

My Commission Expires: 7/21/07

Sharrie L Batt
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $_____ which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Matthew C. Cordaro
MATTHEW C. CORDARO—Grantor

Martha J Cordaro
MARTHA J. CORDARO—Grantor

STATE OF Indiana }
}
COUNTY OF Marion }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 25 day of October, 1999.

(Affix Seal)

My commission expires: 7/21/07

Sharrie L Batt
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $525,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 20th day of June, 2001.

My commission expires: ~~11/30/04~~ 5/26/02 KAD

Notary Public