THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18503**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 29th day of NOVEMBER, 2001. Notary Public My Commission Expires: _____

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 12/03/01 15:48 2pgs
Fees:13.00 Taxes:1184.00

20011203-0132474

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Pete Zabaski 4323 Esteswood Drive Nashville, TN 37215	NEW OWNER	MAP 130-8 PAR 4 FB 07DA 45915

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, ELLEN H. FELTS A/K/A ELLEN HIGHSMITH FELTS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PETE ZABASKI ("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 4323 Esteswood Drive, Nashville, Tennessee 37215.

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 29th day of NOVEMBER, 2001.

Ellen H Felts

ELLEN H. FELTS
A/K/A ELLEN HIGHSMITH FELTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELLEN H. FELTS A/K/A ELLEN HIGHSMITH FELTS, 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, at office, this 29th day of NOVEMBER, 2001.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: _____ Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Esteswood Estates, as of record in Plat Book 1835, page 101, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry A. Felts et ux, Ellen H. Felts by deed from Carl W. Thomas et ux, Katherine D. Thomas of record in Book 4690, page 298, said Register's Office. Jerry A. Felts and Ellen H. Felts have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 83D-2838, dated 2/13/84. Jerry Alan Felts subsequently conveyed his interest in said property to Ellen Highsmith Felts by quitclaim deed of record in Book 6368, page 862, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 1835, page 101, said Register's Office.