FILE BOX 9-B
FIRST TITLE & ESCROW CO.,INC.
#18497

Davidson County DEEDWARR
Recvd: 12/05/01 14:31 2pgs
Fees:13.00 Taxes:1231.42
20011205-0133926

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,815.00.

Dolly Peay
Affiant

Sworn to and subscribed ~~before~~ me, the undersigned, a Notary Public this 30TH day of NOVEMBER, 2001.

Notary Public
My Commission Expires: 10/26/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Derek Edwards
227 Carden Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
NATIONAL BANK OF COMMERCE
221 Fourth Ave., North
Nashville, TN 37219

MAP-PARCEL NUMBERS:
104-13-0 038.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN ROBERT FELSENTHAL, a married person,** hereinafter referred to as Grantor, hereby transfers and conveys to **DEREK EDWARDS and STEPHANIE P. MOSS, both unmarried, as** joint **tenants ~~in common~~ with rights of survivorship,** hereinafter referred to as Grantees, their 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. 44, Block F on the Plan of Bransford Realty Co.'s Subdivision of Lots in Blk E, F & G in Whitland Realty Co.'s Subdivision, as of record in Plat Book 547, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin Robert Felsenthal, unmarried, by deed of record in Book 11611, Page 910, Register's Office for Davidson County, Tennessee,

***NOTE: Martin Robert Felsenthal is married at the time of this conveyance.**

This property is subject to all matters appearing of record in Plat Book 547, Page 53, said Register's Office.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **227 Carden Avenue, Nashville, TN 37205.**

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 I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my 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. 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.

Witness my hand this 30th day of November , 2001.

Martin Robert Felsenthal by H. Anthony Duncan Atty-in-Fact

MARTIN ROBERT FELSENTHAL
By H. Anthony Duncan, Atty-in-Fact

Amy Felsenthal by H. Anthony Duncan Atty-in-Fact

AMY FELSENTHAL*
By H. Anthony Duncan, Atty-in-Fact

***Amy Felsenthal joins in this instrument to grant and/or convey any and all interest she may have in said real property by virtue of her marriage to Martin Robert Felsenthal.**

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Anthony Duncan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact 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. The maker being Martin Robert Felsenthal.

Witness my hand this 30th day of November, 2001.

Notary Public

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

My Commission Expires: _____

My Commission Expires September 25, 2004

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Anthony Duncan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact 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. The maker being Amy Felsenthal.

Witness my hand this 30th day of November, 2001.

Notary Public

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

My Commission Expires: _____

My Commission Expires September 25, 2004