WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/02 11:30 3pgs
Fees:18.00 Taxes:806.60

20020430-0052786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Aamen Moscardelli (NAME)	Chase Manhattan Mortgage (NAME)	MAP 116-12
3718 Woodmont Lane (ADDRESS)	1901 Roxborough Road, Suite 300 (ADDRESS)	PARCEL 69
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mildred White Felts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Aamen Moscardelli and wife, Katherine S. Moscardelli

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

TRACT I:

BEING Lot No. 31 of Block "D", on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

INCLUDED BUT EXCLUDED is the following described property:

A triangular strip of Lot No. 31 of Block D of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, Register's Office of Davidson County, Tennessee, said strip of land being more particularly described as follows:

Beginning at the westerly corner of Lots 30 and 31 in the easterly margin of Woodmont Lane, thence in a northeasterly direction 12 feet along the said easterly margin of Woodmont Lane to a point; thence in an easterly direction 95.3 feet to a point in the line between Lots 30 and 31; thence in a westerly direction 97.6 feet along said line between Lots 30 and 31 to the point of beginning.

TRACT II:

A triangular strip of Lot No. 30 of Block D of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, Register's Office of Davidson County, Tennessee, said strip of land being more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 3718 Woodmont Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 26th day of April, 2002

Mildred White Felts by John C. Felts Atty in Fact

Mildred White Felts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred White Felts

the bargainor _____, 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 and official seal at Brentwood, Tennessee, this 26th day of April, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John C. Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Mildred White Felts, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mildred White Felts, the bargainor, by the said John C. Felts, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of April, 2002.

Notary Public

My Commission Expires: 9/25/2004

LEGAL DESCRIPTION CONTINUATION

Beginning at the easterly corner of Lots 30 and 31 in the rear line of Lot No. 11, thence in a southerly direction 12 feet along the line between Lots 10 and 11 to a point; thence in a westerly direction 98.3 feet to a point in the line between Lots 30 and 31; thence in an easterly direction 97.1 feet along the line between Lots 30 and 31 to the point of beginning,

Being part of the property conveyed to J. Owen Felts and wife, Mildred White Felts by deed from E. & M. Homes, Inc., A Tennessee Corporation, of record in Book 1634, page 253, Register's Office for Davidson County, Tennessee; and conveyed to J. Owen Felts and wife, Mildred White Felts by deed from Maurice Dembsky and wife, Catherine P. Dembsky, of record in Book 2926, page 462, said Register's Office. The said J. Owen Felts having since died 10-8-97.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Subject to any and all restrictions and easements of record; Plan of record in Book 1130, page 13; all in the Register's Office for Davidson County, TN.