FILE BOX 19B
#05-06-006-J

This document prepared by :

Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 07/01/05 15:13 3 pg
Fees:18.00 Taxes:784.40

20050701-0076323

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CARRERA 3 PROPERTES, LLC a/k/a CARRERA PROPERTIES III, LLC.,** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **SETH D. FELDMAN, A MARRIED PERSON** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 217 on the Plan of Westchase Condominiums, Phase One, of record in Book 5200, Page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Joe Robert Hendrickson, Jr. by Warranty Deed of Mary Brugh Chaffin, an unmarried person recorded May 7, 2003 in Instrument No. 20030507-0060910, Register's Office for Davidson County, Tennessee.

Property was further conveyed to Carrera 3 Properties, LLC by Quitclaim Deed of Joe Robert Hendrickson, Jr. recorded Sept. 10, 2003 in Inst. No. 20030910-0132204, Register's Office for Davidson County, Tennessee.

Map Parcel Number: **116-3-F-20CO**

SUBJECT to Master Deed and By-laws of record in Book 6097, Page 266, Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362, all matters on the Plan of record in Book 5200, Page 578, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 17 day of JUNE, 2005.

CARRERA 3 PROPERTIES, LLC

BY: _____
Joe Robert Hendrickson, Grantor
Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOE ROBERT HENDRICKSON, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be MANAGER for CARRERA 3 PROPERTIES, LLC the within named Bargainor, and that he as such MANAGER executed the foregoing instrument for the purposes therein contained.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 6, 2008

_____
Notary Public

Printed Name: Holly Leigh Grant

Commission Expires: _____

Grantor(s) Name, Address, phone:
CARRERA 3 PROPERTIES, LLC
47 PICKETTS CIRCLE
ACWORTH, GA. 30101

Grantee(s) Name, Address, phone:
SETH D. FELDMAN
LESIE A. FELDMAN
217 WESTCHASE DRIVE
NASHVILE, TN 37205

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$212,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17th day of JUNE, 2005

Affiant

Jamie Carroll
Type or Print Name

(Seal)

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

3/31/07

DEE FILES
Type or Print Name