THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24579-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $243,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
R. Brian Shaub 1118 Sparta Road Nashville, TN 37205	Access National Mtg. 1800 Robert Fulton Dr Suite 350 Reston, VA 20191	Map No.115.02-0 Parcel No. 105.00

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, **Felice Apolinsky Zeitlin, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R. Brian Shaub** ("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 1118 Sparta Road, Nashville, TN 37205

Subject property is not the marital residence of the Grantor.

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 the 30th day of August, 2005.

Felice Apolinsky Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Felice Apolinsky Zeitlin**, 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 30th day of August, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/12/05 14:22 2 pgs
Fees:13.00 Taxes:899.10

20050912-0109531

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Crest Meade Section III, as of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Felice Apolinsky Zeitlin by deed dated September 3, 1999 from Jan Barry Dossey of record in Book 11652, page 748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 150, Register's Office for Davidson County, Tennessee.