WARRANTY DEED

G-CD-05-0003818

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$XXXXXX~~ $215,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/25/09 (AFFIX SEAL)

RACHEL NEAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James D. Qualk	New Owner	
3818 West End Avenue, #107 (ADDRESS)	(NAME)	104-9-K-107 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

My Commission Expires JULY 25, 2009

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARRIE RHEA FEIGEL UNMARRIED, AND PHILLIP R. FEIGEL, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES D. QUALK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 107, THE MONTCLAIR, a horizontal property regime as established under Master Deed of record in Book 7332, Page 380, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carrie Rhea Feigel, unmarried, and Phillip R. Feigel, Jr. by Warranty Deed from F. Sadler Norris, recorded on the 8th day of August, 2003 in Instrument No. 20030808-0113006, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7332, page 380; Book 7902, page 113; Instrument Number 20021231-0162451; 20030113-0005471; Book 7887, page 462; Book 6846, page 833; Book 7902, page 109; Book 6846, page 833; Book 7902, page 145; and Book 6881, page 926, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/04/05 10:36 2 pgs
Fees:13.00 Taxes:795.50

20051004-0119122

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue, #107, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of September, 2005.

Carrie Rhea Feigel by John Rich attorney in Fact
Carrie Rhea Feigel

Phillip R Feigel, Jr. by John Rich Attorney in Fact
Phillip R. Feigel, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John S. Rula, to me known (or proved to me on the basis of ~~satisfactory~~ Carrie evidence), to be the person who executed the foregoing instrument in behalf of ~~Carne~~ Rhea Feigel and Phillip R. Feigel, Jr. and acknowledged that ~~he/she~~ executed the same as the free act and deed of the said ~~Carne~~ Carrie Rhea Feigel and Phillip R. Feigel, Jr..

Witness my hand and official seal at
Nashville Tennessee
on this the 26th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/2008

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

~~RETURN TO~~:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

PREPARED BY:
[illegible] AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203