THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25140-02-2006** **Record & Return To:** **Perrone and Young** **109 Westpark Drive, Suite 330** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Judith Ann Andrews Affiant Subscribed and sworn to before me this 25th day of April, 2006. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian C. Feys, Marian R. Feys 2149 Chickering Lane Nashville, TN 37215	New Owner	Map No.144.14-0 Parcel No. 007.00-

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, **Judith Ann Andrews, Unmarried, f/k/a Judith Ann Siman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian C. Feys and wife, Marian R. Feys** ("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 2149 Chickering Lane, Nashville, TN 37215

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 25th day of April, 2006.

Judith Ann Andrews

Judith Ann Andrews

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Judith Ann Andrews**, 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 25th day of April, 2006.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/08/06 14:07 2 pgs
Fees:13.00 Taxes:2442.00

20060508-0053483

EXHIBIT "A"

Land in Davidson County, being Lot No. 16 on the Plan of Chickering Valley as of record in Plat Book 2331, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Scott F. Siman and Judith A. Siman, as tenants by the entireties, by deed dated February 28, 2002 from Capri, LLC, a Tennessee limited liability company, of record in Instrument No. 20020304-0026410, Registers' Office for Davidson County, Tennessee. Said property being further conveyed to Judith Ann Siman by quitclaim deed from Scott Foster Siman of record as Instrument No. 20040907-0107618 and amended in Instrument No. 20041123-0140296, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Capri, LLC, a Tennessee limited liability company to Judith Andrews, one and the same person as Judith Ann Siman, of record as Instrument No. 20060508-0053482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 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, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee.