PICK-UP

Davidson County DEEDWARR
Recvd: 02/01/07 15:38 2 pgs
Fees:13.00 Taxes:710.40

20070201-0013567

(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me
This 31 day of January, 2007

Notary exp: 11-24-07

Address of new owners:	Send tax bills to:	Map & Parcel:
Dorian Ray Novak	First Horizon Home Loan Corp.	92-16D-121 CO
1803 Broadway Unit #129	Mail Code TMS	
Nashville, TN 37203	P.O. Box 630148	
	Irving, TX 75063	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Scott Felsenthal and wife, Abby B. Felsenthal**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ted Pins, a married man and Dorian Ray Novak, an unmarried man**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 530 of The Bristol on Broadway, a Condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a Condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .42% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to SCOTT FELSENTHAL, UNMARRIED, by deed from THE BRISTOL ON BROADWAY, LP, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20051010-0122191, as re-recorded as Instrument

The 2007 County Property taxes have been prorated between both parties.

Matters shown on the Plan of record in Book 21, Page 39, said Register's office.

Master Deed of record as Instrument No. 20050517-0055639, as amended as Instrument No. 20060307-0026614, Register's office for said County.

Subject to urban zoning overlay of record as Metro Ordinance No. B-52000-364, made applicable by Ordinance No. B-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1803 Broadway Unit # 121 Nashville, TN 37203**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.
Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 29 day of January, 2007.

Scott Felsenthal

Abby B. Felsenthal

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Felsenthal and wife, Abby B. Felsenthal, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 29 day of January, 2007.

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007