Davidson County DEEDWARR
Recvd: 12/03/07 10:18 4 pgs
Fees:23.00 Taxes:301.68
20071203-0139616

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Richard W. Feldman, MD 205 29th Avenue North Nashville, TN 37203	New Owner	Map: 149-9 Parcel: 4

WARRANTY DEED

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, EDWIN EUGENE MAUSS, and wife, BARBARA S. MAUSS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD W. FELDMAN, MD, ("Grantee"), his 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 land located at 4681 Dowdy Drive, Nashville, Tennessee 37013.

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 he 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 "B" hereto. Grantor further covenants and binds himself, his 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.

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 this 30 day of November, 2007.

Edwin Mauss
EDWIN EUGENE MAUSS

Barbara S. Mauss
BARBARA S. MAUSS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EDWIN EUGENE MAUSS and BARBARA S. MAUSS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2007.

Susan Felts

Notary Public

My Commission Expires: 11-14-09

SUSAN FELTS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $81,536.14.

Affiant

Subscribed and sworn to before me,
this 30 day of November, 2007.

Susan Felts

Notary Public

My Commission Expires: 11-14-09

SUSAN FELTS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT A
PROPERTY DESCRIPTION

Lot 72, Section 7, Hazelwood, as shown on plat of record in Plat Book 3842, page 152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edwin Eugene Mauss and wife, Barbara S. Mauss by Warranty Deed from Donald R. Moore and wife, Susan C. Moore, recorded on the 30th day of April, 1976 in Deed Book 5020, page 639, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. If Improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603, et seq.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

4. All matters shown on the plat of record in Book 3842, page 152, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 4177, page 805, Register's Office for Davidson County, Tennessee.