Davidson County DEEDWARR
Recvd: 09/02/08 13:50 2 pgs
Fees:13.00 Taxes:910.20
20080902-0089665

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49567
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin H. Shuster 217 Westchase Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116030F02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Seth D. Feldman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin H. Shuster, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Westchase Condominium Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 578, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Seth D. Feldman, a married person by warranty deed from Carrera 3 Properties, LLC a/k/a, Carrera Properties, III, LLC.,dated June 17, 2005 and recorded on July 1, 2005 of record in Doc. No. 200507010076323, Register's Office for Davidson County, Tennessee.

Leslie Frieden, spouse of Seth D. Feldman, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 578, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6097, page 266, Book 6112, page 677, Book 6341 page 380, Book 6866 page 362, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 217 Westchase Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of August, 2008.

Seth D Feldman
Seth D. Feldman

Leslie Frieden
Leslie Frieden

Commonwealth
State of Virginia
City **~~County~~ of** Virginia Beach

On this 28 day of August, 2008 before me the undersigned authority, personally appeared Seth D. Feldman and Leslie Frieden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lisa A. Pesquera
Notary

My Commission Expires: July 31, 2011
My registration no. 329803

LISA A. PESQUERA
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Sworn and subscribed before me this the 28 day of August, 2008

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN