NEW OWNER:

JESUS MENDEZ VALENZUELA
4681 Dowdy Drive
Nashville, TN 37013

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:
Roberts & Associates
627 Second Avenue South
Nashville, TN 37210

This instrument was prepared by information provided by the parties. No title work was conducted.

Map 149-9
Parcel 4.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20090067374 DEEDWARR
Recvd: 10/02/09 16:09 3 pgs
Fees:18.00 Taxes:307.10
20091002-0091975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Three Thousand and 00/100 Dollars ($83,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD W. FELDMAN, MD** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JESUS MENDEZ VALENZUELA and MARIA De LURVES VALENZUELA, as tenants in common** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

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 unto RICHARD W. FELDMAN, MD, by deed from EDWIN EUGENE MAUSS, and wife, BARBARA S. MAUSS, dated November 30, 2007, and of record in Instrument # 20071203-0139616, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **4681 Dowdy Drive, Nashville, TN 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantor.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of September, 2009.

RICHARD W. FELDMAN, MD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD W. FELDMAN, MD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$83,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of September, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY