This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Guy W. Feltenstein
1713 Woodland Street
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 02/11/05 11:12 2 pgs
Fees:13.00 Taxes:684.13
20050211-0015947

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
2021 North Gallatin Road, Suite 280
Madison, TN 37115

MAP	**83**
GROUP	**10**
PARCEL	**305**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ben P. Shields, Jr. and wife, Barbara B. Shields, as tenants by the entirety, a two-thirds (2/3) joint tenant with right of survivorship interest, and Ashley E. Shields a one-third (1/3) joint tenant with right of survivorship interest** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Guy W. Feltenstein** , hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of the Subdivision of the Chadwell Home Place, called "Lockeland", of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Ben P. Shields, Jr. and wife, Barbara B. Shields, as tenants by the entirety, a two-thirds (2/3) joint tenant with right of survivorship interest, and Ashley E. Shields a one-third (1/3) joint tenant with right of survivorship interest by deed from Ben P. Shields, Sr., Trustee of the Ben P. Shields, Sr., Revocable Living Trust Agreement dated July 16, 1993 of record in Instrument no. 20021231-0162441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1713 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 2nd day of February, 2005.

Ben P. Shields, Jr.

Barbara B. Shields by Ben P. Shields, Jr. as Attorney-in-fact

Ashley E. Shields by Ben P. Shields, Jr. as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ben P. Shields, Jr.** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the **Attorney-in-fact for Barbara B. Shields and Ashley E. Shields**, and that as said Attorney-in-fact he executed the within Warranty Deed by signing the names of Barbara B. Shields and Ashley E. Shields as their free act and deed.

WITNESS my hand and official seal this 2nd day of February, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, ~~for this transfer~~ is $184,900.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of February, 2005.

Mandy L. Baird

NOTARY PUBLIC

My Commission Expires: 7/29/07

NOTARY PUBLIC AT LARGE