(2)

Davidson County DEEDWARR
Recvd: 06/08/07 09:21 2 pgs
Fees:13.00 Taxes:610.50
20070608-0068729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02194 CAPRANO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Natalie M. Caprano	same	082-16-0-354.00
920 Boscobel Street		
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL N. FELL, AND WIFE, CATHERINE FELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NATALIE M. CAPRANO, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 920 Boscobel Street, Nashville, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 1st day of June, 2007.

Daniel N. Fell

Catherine Fell by Daniel N. Fell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 1st day of June, 2007, before me personally appeared Daniel N. Fell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine Fell and acknowledged that he executed the same as the free act and deed of said Catherine Fell.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lot 2, MAP OF R.D. GOODLETTS TRUSTEE SUBDIVISION OF 220.0 FEET SOUTHSIDE OF BOSCOBEL STREET Subdivision, as shown on plat of record in Plat Book 57, Page 115, 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 by Warranty Deed from Betty I. Andrews, unmarried to Daniel N. Fell and wife, Catherine Fell as recorded on the 10th day of May, 2007 in Instrument No. 20070510-0056208; Warranty Deed from Edward B. Gordon and Edward D. Gordon and Aleene B. Gordon to Betty I. Andrews, unmarried as recorded on the 4th day of November, 1993 in Book 9141, Page 524, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Daniel N. Fell and Catherine Fell pursuant to a power of attorney executed by the same on the 05/31/2007, and being filed for in Instrument # 20070606000687 28, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel N. Fell, the bargainor(s), 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 and official seal at Franklin, Tennessee, ~~this 1st~~ day of June, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008