WARRANTY DEED

R-GL-07-4113

DANIELLE GRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,250 00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela S. Feinstein	Franklin American Mortgage Co.	
7113 Still Spring Hollow Drive (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	128-16-A-39 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLENDA M. LAROCCA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA S. FEINSTEIN AND HUSBAND, RICHARD S. FEINSTEIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 33, STILL SPRING HOLLOW, PHASE 1, SECTION 3, as shown on plat of record in Plat Book 9700, Page 484, 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 Glenda M. Larocca by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, recorded on the 9th day of March, 2000 in Instrument No. 20000309-0024424, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 9700, Page 484; Covenants, Conditions and Restrictions of record in Book 7963, Page 400 amended in Book 8179, Page 464; By-Laws of The Still Spring Hollow Owners Association of record in Book 8294, Page 40; Charter of The Still Spring Hollow Owners Association of record in Book 7930, Page 909; Easement for Public Utilities of record in Book 9740, Page 971, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7113 Still Spring Hollow Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 13th day of July, 2007.

Glenda M Larocca
Glenda M. Larocca

Davidson County DEEDWARR
Recvd: 07/20/07 15:00 2 pgs
Fees:13.00 Taxes:1014.73

20070720-0086736

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda M. Larocca, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of July, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903