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Realty Title
Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/02/07 13:51 2 pgs
Fees:13.00 Taxes:925.37

20071002-0117423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,1[illegible]

Affiant

Subscribed and sworn to before me, this 28 day of September, 2007.

Notary Public
My commission expires: 7/24/2010

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

03-0709-34973

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Richard Townley,Trustee c/o PHI-Real Estate – Mail Code 2071 P.O. Box 3838, Orlando, FL 32802	NEW OWNER	127-00-0-167

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa H. Feltner, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Richard Townley and SunTrust Bank as Trustees of the Finos J. Townley, Jr. Trust, hereinafter called the Grantees, their successors 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. 6-A, on the Plan of Resubivision of Lot 6-A, Reserve Parcel A of Huntwick Estates, Section 2, of record in Book 5800, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roger D. Feltner and wife, Teresa H. Feltner by deed from Frank C. Batson and wife, Judy W. Batson, dated 10/19/84, recorded 10/22/84, of record in Book 6408, Page 202, Register's Office for Davidson County, Tennessee. Roger D. Feltner and Teresa H. Feltner were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 02D-197. Roger D. Feltner conveyed his interest in subject property to Teresa H. Feltner by quitclaim deed of record in Instrument No. 20021106-0136313, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7406 Huntwick Trail, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of September, 2007.

Teresa H. Feltner

Teresa H. Feltner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa H. Feltner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of September, 2007.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds