THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***180,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 02/04/08 14:37 2 pgs
Fees:13.00 Taxes:666.00
20080204-0011589

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Daniel N. Fell
1011 N. 14th Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Daniel N. Fell
1511 Russell Street
Nashville, Tennessee 37206

MAP & PARCEL NOS.

MAP 083-01-0
PARCEL 381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($***180,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Marie K. Hooper, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Daniel N. Fell, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING parts of Lots Nos. 3 and 4 of Block "A" on the Map of Weakley Place of record in Book 161, page 131, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of North 14th Street and Sharpe, formerly Weakley Avenue; thence with the southerly margin of Sharpe Avenue eastwardly 115.0 feet to the northwest corner of the property conveyed to L.C. Kemp and wife by deed from M.L. Reed and wife of record in Book 1305, page 191, said Register's Office; thence with Kemp's westerly line, southwardly 120.0 feet to his southwest corner; thence with his southerly line eastwardly 60.0 feet; thence southwardly 55.0 feet to the northeast corner of the Alred Property; thence with Alred's northerly line, westwardly 226.0 feet, more or less, to the easterly margin of North 14th Street; thence with said Street northwardly 180.0 feet to the beginning.

BEING the same property conveyed to Charles H. Hooper and wife, Marie K. Hooper, by deed dated January 21, 1950, from James R. Johnson and wife, Evelyn Johnson, of record in Book 1786, page 453, in the Register's Office for Davidson County, Tennessee; the said Charles H. Hooper having since died December 14, 2006.

This is improved property known as 1011 N. 14th 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the plan of Weakley Place of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January, 2008.

Marie K. Hooper

Marie K. Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 31st day of January, 2008.

Mitchell A. Watts

Notary Public

My Commission Expires: 4.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY