Davidson County DEEDWARR
Recvd: 06/04/08 13:54 2 pg
Fees:13.00 Taxes:551.30
20080604-0057267

THIS INSTRUMENT PREPARED BY:

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

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***149,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2008.

Notary Public

My Commission Expires: 9.22.09

ADDRESS OF NEW OWNER

Courtney E. Coffey
1011 N. 14th Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

First Tennessee Home Loans
100 Bluegrass Commons
Suite 100
Hendersonville, Tennessee 37075

MAP & PARCEL NOS.

MAP 083-01-0
PARCEL 381.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand and 00/100 Dollars ($***149,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Daniel N. Fell, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Courtney E. Coffey (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Sharpe Avenue Divide of record as Instrument No. 20080520-0051804 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING part of the same property conveyed to Daniel N. Fell, married, by deed dated January 31, 2008, from Marie K. Hooper, unmarried, of record as Instrument No. 20080204-0011589 in the Register's Office for Davidson County, Tennessee.

Catherine S. Fell, spouse of Daniel N. Fell and pursuant to that Limited Power of Attorney of record as Instrument No. 20071012-01214529 in the Register's Office for Davidson County, Tennessee, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he 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 Map of Weakley Place, Block "A", of record in Book 161, page 131, and the Plan of Sharpe Avenue Divide of record as Instrument No. 20080520-0051804, 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 29th day of May, 2008.

Daniel N. Fell

Catherine S. Fell

By: Daniel N. Fell
Attorney in Fact

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 Daniel N. Fell, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of May, 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel N. Fell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Catherine S. Fell and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Catherine S. Fell.

WITNESS my hand and official seal this 29th day of May, 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY