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 $***70,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/04/08 16:23 2 pgs
Fees:13.00 Taxes:259.00
20080604-0057556

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Bradley W. Whitfield 1011 N. 14th Street Nashville, Tennessee 37206	Bradley W. Whitfield P.O. Box 3303 Brentwood, TN 37024	MAP 083-01-0 PARCEL 463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($***70,000.00) 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 Bradley W. Whitfield, (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 Lot No. 1 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 unimproved property and has not yet been assigned a street address and is located on the southeast side of the intersection of N. 14th Street and Sharpe Avenue, 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 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, 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 27 day of June, 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 30 day of June, 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 27 day of June, 2008.

_____
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY