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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 $***130,400.00

Mary Bennie Wilson
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Mitchell A. Watts
Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

Amy Feller
1430 Ardee Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

First Community Mortgage
1610 South Church St, Ste A
Murfreesboro, TN 37130

MAP & PARCEL NOS.

MAP 072-04-0
PARCEL 208.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED AND 00/100 ($***130,400.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, COMMUNITY FIRST BANK & TRUST, a State Member Bank, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Amy Feller, Unmarried, 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. 4 on the Map of a Re-subdivision of Part of Country Club Estates, of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Community First Bank & Trust by Substitute Trustee's Deed dated May 19, 2008, from Andrew Tolbird, as Substitute Trustee of record as Instrument No. 20080520-0051801 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1430 Ardee Avenue, Nashville, Tennessee 37216.

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 in fee simple forever.

GRANTOR COVENANTS with the said GRANTEE that it 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 by the parties and assumed by Grantee.

2. Matters shown on the Map of a Re-subdivision of Part of Country Club Estates, of record in Book 1424, Page 126, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 07/08/08 11:13 2 pgs
Fees:13.00 Taxes:482.48
20080708-0070129

GRANTOR FURTHER COVENANTS and binds itself, its successors 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 claiming by, through or under Grantor but not further nor otherwise.

WITNESS my hand this 31st day of July, 2008, the bank having caused its name to be signed hereto by its duly authorized officer on said day and date.

COMMUNITY FIRST BANK & TRUST

By: Mary Bennie Wilson
Mary Bennie Wilson

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Bennie Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Senior Vice President of Community First Bank & Trust, the within named bargainor, a state member bank, and that she as such Senior Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bank as Senior Vice President.

WITNESS my hand and official seal this 31st day of July, 2008.

Notary Public

My Commission Expires: 9/30/09

