This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005091

Davidson County DEEDWARR
Recvd: 07/22/08 08:37 2 pgs
Fees:13.00 Taxes:281.20
20080722-0074908

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Barbara N. Luttrell	(NAME) Same as new owner	Map & Parcel 81-8-295
(STREET ADDRESS) 1827 Fourth Ave N	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37208	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF PAULINE TOMLIN FELTS, deceased**, has this day bargained and sold, and does hereby transfer and convey unto the said**, BARBARA N. LUTTRELL, an unmarried woman,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 52 ½ feet of Lot No. 32 on the Plan of D.T. McGavock's Subdivision as of record in Book 21, page 64, Register's Office, Davidson County, Tennessee. Said part of said lot fronts 52 ½ feet on the west side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet more or less to an alley.

Being the same property conveyed to James Woodruff Felts Sr. and wife, Pauline Felts by deed of record in Book 2738, page 599, Register's Office, Davidson County, Tennessee.

The said James Woodruff Felts Sr. and said Pauline Felts having both since died; he having predeceased her; and she having died testate, will of record in Will Vol. No. 5590-1430432, Probate Court of Davidson County, Tennessee, naming Barbara Luttrell as Executrix, and with authority to sell and convey property by Order dated April 18, 2008, of record in Instrument #20080722-0074907, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $76,000.00.

Subscribed and sworn to before me this the 18th day of July, 2008.

Barbara N Luttrell
Affiant

Marjorie A. Haines
Notary Public

My commission expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

This is improved property known as 1827 4th Ave. North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 18th day of July, 2008.

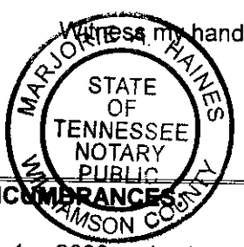
Estate of Pauline Tomlin Felts, deceased

Barbara Luttrell Executrix
Barbara Luttrell, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Luttrell, Executrix of the Estate of Pauline Tomlin Felts, deceased,** the within named bargainors, 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 at Nashville, Tennessee, this 18th day of July, 2008.



My Commission Expires: October 24, 2010

Marjorie A Haines
Notary Public
My Commission Expires: 10-24-10

ENCUMBRANCES

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.