THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 10/15/08 13:50 2 pgs
Fees:13.00 Taxes:592.00
20081015-0103900

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 $***160,000.00.

Affiant

Subscribed and sworn to before me this 15th day of October 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Ryan D. Winkle 106 N. 9th Street Nashville, Tennessee 37206	Franklin American Mortgage Company 501 Corporate Centre Drive #400 Franklin, Tennessee 37067	MAP 082-12-0 PARCEL 093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($***160,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all 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 Ryan D. Winkle and wife, Danielle J. Winkle, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot 21 in the Subdivision of the Home Block of Neil S. Brown's Addition to East Nashville, Tennessee, of record in Book 21, page 100, Chancery Court, Nashville, Tennessee.

Said part of Lot No. 21 begins at a point on the west side of 9th Street 160.0 feet North of Georgia Street and runs thence westerly with the north margin of an alley 140.0 feet; thence northerly, with an alley 50.0 feet; thence easterly 140.0 feet to 9th Street; thence southerly with 9th Street, 50.0 feet.

BEING part of the same property conveyed to Daniel N. Fell, married, by Warranty Deed dated October 10, 2007, from Saunders Company of North Florida, Inc., a Florida corporation, and Pluto Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20071012-0121530 in the Register's Office for Davidson County, Tennessee.

Catherine S. Fell, spouse of Daniel N. Fell, joins in this conveyance to convey any interest that she may have in the subject property, particularly any marital interest.

This is improved property known as 106 North 9th 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 GRANTEES, their heirs and assigns, forever.

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

1. Real estate taxes for the year 2009 and thereafter. The current year taxes paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Neil S. Brown's Addition to East Nashville of record in Book 21, Page 100, Chancery Court, Nashville, Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of October 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October 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 County and State, Daniel N. Fell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine S. Fell, and acknowledged that he executed the same as the free act and deed of the said Catherine S. Fell.

WITNESS my hand and seal this 15th day of October 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY