THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28095-10-2008** **Record & Return To:** **Signature Title Services** **367 Riverside Dr., Ste. 105** **Franklin, TN 37064**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $144,900.00. Affiant Subscribed and sworn to before me this 15th day of October, 2008. Notary Public My Commission Expires: 9-19-2011

WARRANTY DEED

Address New Owner: Courtney Stephens 5049 North Hilson Drive Nashville, TN 37211	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 161030135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane V. Feemster, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Stephens, A Single Woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not and has not been the principal residence of the Grantor or her spouse. This is improved property located at 5049 North Hilson Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of October, 2008.

Diane V. Feemster

STATE OF NORTH CAROLINA, COUNTY OF Wake SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Diane V. Feemster**, 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, at office, this 10 day of October, 2008.

Marcia Bailey
Notary Public

My Commission Expires: 6/25/2012

MARCIA BAILEY NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 6/25/2012

Davidson County DEEDWARR
Recvd: 10/20/08 08:34 2 pg
Fees:13.00 Taxes:536.13
20081020-0104830

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision of Lots 15 and 16, McMurray Park, as of record in Plat Book 5190, page 200, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Diane V. Feemster by Quitclaim Deed dated April 6, 2005 from Kenneth L. Campbell, Trustee of record in Instrument No. 20050427-0046952, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 5190, page 200, Register's Office for Davidson County, Tennessee.