THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 11/07/08 10:49 2 pgs
Fees:13.00 Taxes:277.50

20081107-0110895

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 $***75,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2008.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Daniel N. Fell 1511 Russell Street Nashville, Tennessee 37206	SAME	MAP 083-13-0 PARCEL 255.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and 00/100 Dollars ($***75,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, Community First Bank & Trust (hereinafter called the "GRANTOR"), has this day bargained and sold, transferred and conveyed unto Daniel N. Fell, married, (hereinafter called the "GRANTEE"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 79 on the Plan of Payne Blakemore & Cummings Addition to Nashville of record in Book 57, page 70, 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 the same property conveyed to Community First Bank & Trust by Trustee's Deed dated September 19, 2008, from Jack F. Stringham, II, Substitute Trustee, and not individually, of record as Instrument No. 20080924-0097331 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Shelby Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEE, its successors 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 year 2009 and thereafter, the current year taxes having been paid at closing and prorated between the parties herein. All future real estate taxes have been assumed by the Grantee.

2. Matters, if any, shown on the Plan of Payne Blakemore & Cummings Addition to Nashville of record in Book 57, page 70, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements (including, but not limited to public utility easements), and zoning ordinances of record and other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS to warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but no further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor, by its authorized officer, has caused this instrument to be executed on this 4th day of October, 2001.

COMMUNITY FIRST BANK & TRUST

By: Mary Bennie Wilson
Mary Bennie Wilson
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, 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 4th day of November, 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY