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 $***264,900.00.

Affiant

Subscribed and sworn to before me this 25 day of November, 2009.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20090081990 DEEDWARR
Recvd: 12/03/09 13:22 2 pgs
Fees:13.00 Taxes:980.13
20091203-0110925

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Bret D. Haines 1210 Shelby Avenue Nashville, Tennessee 37206	Farmington Financial Group, LLC 1912 21st Avenue, South Nashville, Tennessee 37212	MAP 083-13-0 PARCEL 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars ($***264,900.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt 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 Bret D. Haines and wife, Leslie G. Haines, (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 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 Daniel N. Fell, married, by Special Warranty Deed dated November 4, 2008, from Community First Bank & Trust of record as Instrument No. 20081107-0110895 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 she may have in the subject property, particularly any marital interest.

This is improved property known as 1210 Shelby Avenue, 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, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein and paid at closing.

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

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to 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.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25 day of November, 2009.

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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of November, 2009.

Notary Public

My Commission Expires: 8.20.13

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 State and County, Daniel N. Fell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Catherine S. Fell and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Catherine S. Fell.

WITNESS my hand and official seal this 25 day of November, 2009.

Notary Public

My Commission Expires: 8-20-13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY