Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

6

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100016170 DEEDWARR
Recvd: 03/19/10 10:05 2 pgs
Fees:13.00 Taxes:703.00
20100319-0020735

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50353
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maria Paula Fedler Christopher Joseph Fedler 8049 Settlers Way Nashville, Tennessee 37221	**Reliant Bank** **1736 Carothers Parkway** **Nashville, TN 37027**

TAX MAP-PARCEL NUMBERS: 126150A06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Spencer R. Aldridge, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maria Paula Fedler and spouse, Christopher Joseph Fedler** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Phase One Boone Trace at Biltmore of record in Book 7900, page 667, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Spencer R. Aldridge, unmarried by warranty deed from Tamara S. Outland and spouse, Charles M. Outland, dated Nov. 15, 2000 and recorded on Nov. 17, 2000 of record in Doc. No. 20001117-0114119, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 667, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement and Right of Entry Agreement Underground between Viacom Cable and First Hotel Investment Corp of record in Book 9665, page 420, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010717-0075902 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7901 Boone Trace, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of March, 2010.

Spencer R. Aldridge

Spencer R. Aldridge

State of TENNESSEE
County of DAVIDSON

On this 18th day of March, 2010 , before me the undersigned authority, personally appeared Spencer R. Aldridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY V. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Sworn and subscribed before me this the 18th day of March, 2010

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/6/13