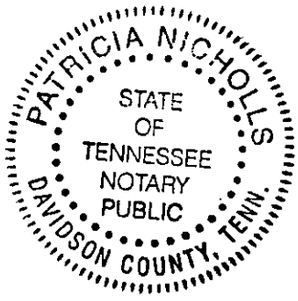
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Sheila C Featherst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2010

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sheila C. Featherston	Fifth Third Mortgage Company	Parcel ID:
158 Tallwood Drive	5050 Kingsley Drive	11915006700 &
Nashville, TN 37211	Cincinnati, OH 45263	11915000702

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kathleen S. Unland, f/k/a Kathleen S. Seiner, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sheila C. Featherston , unmarried
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:

Tract I

BEING Lot No. 10, on the Plan of Southlake, Section Three, of record in Plat Book 2331, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard B. Seiner et ux Kathleen S. Seiner by deed from Ed Hodge and John Creager of record in Book 5147, Page 684, and re-recorded in Book 5155, Page 955, Register's Office for said County, dated May 6, 1977. The said Richard B. Seiner now being deceased. The said Kathleen S. Seiner is now known as Kathleen S. Unland.

Tract II

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southlake, Section Three, of record in Plat Book 2331, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 109.9 feet on the northerly side of Southlake Drive and runs back 361.2 feet on the westerly line and 283.4 feet on the easterly line to a dead line in the rear on which it measures 170 feet.

INCLUDED, BUT EXCLUDED FROM THE ABOVE is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Annie Mae Puckett, of record in Book 3676, Page 447, said Register's Office, described as follows:

Beginning at a point in the southwest corner of Lot 3; thence northwesterly along the west line of Lot 3, 175 feet more or less, to a point where the new westerly right of way line of Southlake Drive crosses said westerly line; thence northerly along the new westerly right of way line of Southlake Drive 155 feet, more or less, to a point in the easterly line of Lot 3; said point being 40 feet, more or less, south of the northeast corner of said lot; thence southerly along said easterly line of Lot 3, 195 feet, more or less to a point in the new easterly right of way line of Southlake Drive; and being 48.4 feet, more or less north of the southeast corner of Lot 3; thence southerly along the new east right of way line of Southlake Drive 90 feet, more or less, to a point in the west right of way line of the present Southlake Drive; thence southerly along the west right of way line of the present Southlake Drive 40 feet, more or less, to the point of beginning and containing 24,500 square feet, more or less.

Being the same property conveyed to Richard B. Seiner and wife, Kathleen S. Seiner by deed from David Ray Hays and D. F. Sullivan of record in Book 5737, Page 371, said Register's Office, dated April 24, 1981.

This conveyance is subject to Restrictive Covenants of record in Book 2490, Page 111, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 97, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

BILL GARRETT, Davidson County
Trans:T20100024556 DEEDWARR
Recvd: 04/26/10 10:26 2 pgs
Fees:13.00 Taxes:325.60
20100426-0031160

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 158 Tallwood Drive, Nashville, TN 37211 &
0 Tallwood Drive, Nashville, TN 37211

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of April, 2010.

Kathleen S. Unland

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 Kathleen S. Unland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.