File Box 248

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 $***206,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100025115 DEEDWARR
Recvd: 04/27/10 15:20 2 pgs
Fees:13.00 Taxes:762.20
20100427-0031960

ADDRESS OF NEW OWNER

Daniel H. Johnson
1032 Chicamauga Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP & PARCEL NOS.

MAP 083-05-0
PARCEL 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Six Thousand and 00/100 Dollars ($***206,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Daniel Fell, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Daniel H. Johnson, an unmarried man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of Baxter's Eastwood Place as of record in Book 421, page 9, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel Fell by deed dated January 12, 2010, from Peggy D. Mathes, Administrator for the Estate of Amye Kathlene Hulan Evans (aka Amye H. Evans and Amy K. Hulan) of record as Instrument No. 20100113-0003341 in the Register's Office for Davidson County, Tennessee.

Catherine S. Fell, spouse of Daniel Fell and pursuant to that certain Limited Power of Attorney of record as Instrument No. 20071012-0121529 in the Register's Office for Davidson County, Tennessee, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1032 Chicamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE 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 the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Baxter's Eastwood Place of record in Book 421, page 9, in the 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 GRANTEE, his 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, the GRANTOR has executed this instrument on this the 26 day of April, 2010.

Daniel Fell

Catherine S. Fell

By: Daniel N. Fell
Attorney in Fact
POA of record in Instr. No. 20071012-0121529, RODC, TN

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 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 26 day of April, 2010.

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 26 day of April, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY