THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29886-12-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2010. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2011

WARRANTY DEED

Address New Owner: S. Duke Herrell, III Linda L. Herrell 3501 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 050 09900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice Hinrichs Knestrick Feldman, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S. Duke Herrell, III and wife, Linda L. Herrell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3501 Hampton Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Charles S. Feldman, spouse of Janice Hinrichs Knestrick Feldman, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in subject property by virtue of his marriage to the said Janice Hinrics Knestrick Feldman.

BILL GARRETT, Davidson County
Trans:T20110000357 DEEDWARR
Recvd: 01/03/11 14:04 3 pgs
Fees:18.00 Taxes:2590.00
20110103-0000509

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2010.

Janice Hinrichs Knestrick Feldman by Patricia H. Woolwine, Attorney-In-Fact

Janice Hinrichs Knestrick Feldman
BY: Patricia H. Woolwine, Attorney-In-Fact

Charles S Feldman by Patricia H. Woolwine Attorney-In-Fact

Charles S. Feldman
BY: Patricia H. Woolwine, 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, aforesaid, Patricia H. Woolwine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Janice Hinrichs Knestrick Feldman and Charles S. Feldman and is authorized by the said Janice Hinrichs Knestrick Feldman and Charles S. Feldman to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of December, 2010.

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision Plan of Carl T. Hinrichs Property as of record in Book 4350, page 102, Register's Office for said County.

Said Lot No. 2 fronts 130.70 feet on the southerly side of Hampton Avenue and extends back 324.69 feet on the westerly line and 326.07 feet on the easterly line to a dead line measuring 133.22 feet thereon.

Being the same property conveyed to Pete Knestrick and wife, Janice Hinrichs Knestrick, by installment deed dated February 28, 1980, from Milbrey Hinrichs of record in Book 5581, page 161, Register's Office for Davidson County, Tennessee. Being further conveyed to Janice Hinrichs Knestrick by quitclaim deed from Pete Knestrick in Book 6850, page 734, said Register's Office. The said Janice Hinrichs Knestrick having since married.

This conveyance is made subject to:

All matters appearing on the Plan of record as Book 4350, page 102, Register's Office for Davidson County, Tennessee.