THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10111636** Return TO: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,560.00. Affiant Subscribed and sworn to before me, this 25th day of February, 2011. Notary Public My Commission Expires: 7.3.12 KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Guy Feltenstein 1205 Fatherland Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08313004500

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, **Michael A. Sacci and Jerrie Sacci, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Feltenstein**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of East Edgefield as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee. Said Lot No. 78 fronts 50 feet on the Northerly side of Fatherland Street, formerly Hobson Ave., and runs back between parallel lines 170 feet to an alley. Being the same property conveyed to Michael A. Sacci and wife, Jerrie Sacci by Warranty Deed from Lisa K. Hale, single, recorded on the 17th day of September, 2004 in Instrument No. 20040917-0112343, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD, as recorded in Plat Book 21, Page(s) 147.

This is improved property located at 1205 Fatherland Street, Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2011.

BILL GARRETT, Davidson County
Trans:T20110014409 DEEDWARR
Recvd: 03/10/11 09:49 2 pgs
Fees:13.00 Taxes:986.27
20110310-0019113

Michael A. Sacci

Jerrie Sacci

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Sacci and Jerrie Sacci, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2011.

Notary Public
My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011