Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110037772 DEEDWARR
Recvd: 06/23/11 14:49 2 pgs
Fees:13.00 Taxes:980.50
20110623-0048365

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***265,000.00.

Marie E. Feldhaus, Trustee
Affiant

Subscribed and sworn to before me this 17th day of June, 2011.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Andrew Raines
3413 Richards Street
Nashville, Tennessee 37215

SEND TAX BILLS TO

SWBC Mtg Corp
5055 Maryland Way
Brentwood TN 37027

MAP & PARCEL NOS.

MAP 117-08-0
PARCEL 097.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($***265,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Marie E. Feldhaus, Trustee of the Feldhaus Family Trust, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Andrew Raines and wife, Sharon Raines, (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:

BEING the northerly one-half of Lot No. 37 on the Plan of the northerly part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 37 fronts 100.0 feet on the westerly side of Richard Street and extends back between parallel lines 200.0 feet to a dead line.

Being the same property conveyed to William D. Feldhaus and wife, Marie E. Feldhaus, by Warranty Deed dated June 9, 1964, from W.P. Russell and wife, Virginia C. Russell, of record in Book 3767, page 335, in the Register's Office for Davidson County ,Tennessee; the said William D. Feldhaus and wife, Marie E. Feldhaus, having since conveyed their interest in subject property to William D. Feldhaus and wife, Marie E. Feldhaus, Trustees of The Feldhaus Family Trust under the Memorandum of Trust of record in Book 11396, page 791, in the Register's Office for Davidson County, Tennessee, by Quitclaim Deed dated March 23, 1999, of record in Book 11396, page 793, in the Register's Office for Davidson County, Tennessee. The said William D. Feldhaus having since died on June 18, 2003.

This is improved property known as 3413 Richards Street, Nashville, Tennessee 37215.

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

GRANTOR COVENANTS with the said GRANTEES that she as Trustee 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 Grantees herein.

2. Matters, if any, shown on the Plan of the northerly part of Noel's Subdivision of Watkins Grove of record in Book 547, page 156, 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 herself, her successors 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.

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, as Trustee, has executed this instrument on this the 17th day of June, 2011.

Marie E. Feldhaus, Trustee

Marie E. Feldhaus, Trustee of the
Feldhaus Family Trust

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 Marie E. Feldhaus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee of the Feldhaus Family Trust executed the within instrument for the purposes therein contained by signing in her capacity as Trustee.

Witness my hand and official seal this 17th day of June, 2011.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY