THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20110040527 DEEDWARR
Recvd: 07/06/11 15:21 2 pgs
Fees:13.00 Taxes:1591.00
20110706-0051790

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 $***430,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Stephen P. Feaga, Jr. 4802 Dakota Avenue Nashville, Tennessee 37209	New Owner	MAP 091-15-0 PARCEL 310.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Thousand and 00/100 Dollars ($***430,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Peter L. Duncanson and wife, Cynthia K. Duncanson, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Stephen P. Feaga, Jr. and Erin L. Feaga, husband and wife, (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 Lot No. 703 of Block 32 on the Plan of Charlotte Park Addition to West Nashville of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Peter L. Duncanson and Cynthia K. Duncanson by Special Warranty Deed dated July 17, 2009, from Residential Funding Real Estate Holdings, LLC, of record as Instrument No. 20090805-0073316 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4802 Dakota Avenue, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Charlotte Park Addition to West Nashville, Block 32, of record in Book 57, page 103, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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 GRANTORS have executed this instrument on this the 30th day of June, 2011.

Peter L. Duncanson

By: Christie Wilson
Attorney in Fact

Cynthia K. Duncanson

By: Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, 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 Peter L. Duncanson and Cynthia K. Duncanson and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Peter L. Duncanson and Cynthia K. Duncanson.

WITNESS my hand and official seal this 30th day of June, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY