This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $126,900.00.

Affiant

Subscribed and sworn before me this the 28th day of December, 2012

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert P Steele II 613 S 10th Street Nashville, TN 37206	Peoples Home Equity, Inc. 215 Ward Circle, Ste 101 Brentwood, TN 37027	93-4-126

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL FELL AND CATHERINE FELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT P STEELE II, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Lot Number 5 on the map of Shelby Hills of record in Plat Book 3600, page 17 (erroneously referred to as Plat Book 360, page 17 in the deed of trust), Register's Office of Davidson County, Tennessee.

Said Lot Number 5 fronts 38 feet on the easterly side of South Tenth Street and runs back between lines 157.7 feet on the northerly side and 108.72 feet on the southerly side to a line at the rear on which it measures 101.8 feet thereon.

Being the same property conveyed to Daniel Fell by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated June 2, 2008 of record in Instrument No. 20080702-0068642, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 613 S 10th St, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of December, 2012.

Daniel Fell

Catherine Fell
By: Daniel Fell As Her Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20130000737 DEEDWARR
Recvd: 01/03/13 13:53 2 pgs
Fees:13.00 Taxes:469.53
20130103-0000907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Fell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2012.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared Daniel Fell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine Fell, by Specific Power of Attorney dated December 28, 2012, and who acknowledged that he executed the same as the free act and deed of Catherine Fell.

Witness my hand and official seal this 28th day of December, 2012.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY