Prepared by:
Cain & Associates, PLLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for his transfer is $87,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September 2005.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 09/15/05 16:24 2 pgs
Fees:13.00 Taxes:321.90

20050915-0111243

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Philip Demaree | Mortgage Lenders of | 146-10-B/12 |
| 3527 Seneca Forest Drive;Unit 20-A | 8400 W. 110th Street | |
| Nashville TN 37217 | Overland Park, KS 66210 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael D. Hennessy and Donald R. Pettry hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Philip Demaree hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 20A, on the plan of Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, according to the Master Deed of record in Book 5931, page 645, subsequently amended in Book 6021, Page 101; Book 6106, Page 610; Book 6123, Page 175; Book 6124, Page 956; Book 6145, Page 435 and Book 6199, Page 270, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 574 amending Book 5200, Page 573, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael David Hennessy, an unmarried man, and Donald R. Pettry, an unmarried man by Deed of record in Book 9756, Page 346 recorded 08/08/1995, Register's Office for Davidson County, Tennessee, on August 8, 1995.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Priest Lake Forest Condominium, as of record in Plat Book 5200, Page 573, and amended in Plat Book 5200, Page 574; and Master Deed recorded in Book 5931, page 645 amended in Book 6021, Page 101; Book 6106, Page 610; Book 6123, Page 175; Book 6124, Page 956; Book 6145, Page 435 and Book 6199, Page 270, the By-Laws of Priest Lake Forest Condominium of record as Exhibit "B" of said original Master Deed and as amended in Book 6108, Page 18, restrictions as contained in Book 6021, page 99, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3527 Seneca Forest Drive;Unit 20-A, Nashville, Tennessee 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 2 day of September, 2005.

Michael D. Hennessy, by Martha N. Hennessy, attorney in fact
Michael D. Hennessy

Donald R. Pettry
Donald R. Pettry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael D. Hennessy and Donald R. Pettry, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September 2005.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2005, before me personally appeared Martha N. Hennessy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael David Hennessy, and who acknowledged that she executed the same as the free act and deed of Michael David Hennessy.

Witness my hand, at office, this 2nd day of September 2005.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: CA 0103