WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,200.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-PM-05-412

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Dunn	FMF Capital LLC	
412 Stewarts Ferry Pike (ADDRESS)	(NAME) 25 Century Blvd., Suite 606 (ADDRESS)	96-11A-19.00 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH WATKINS HALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WENDY DUNN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. C-3, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF HICKORY PLACE CONDOMINIUMS, PHASE 1, SECTION 1, AS OF RECORD IN PLAT BOOK 6250, PAGE 228, AND AS SHOWN AS EXHIBIT "A" TO THE MASTER DEED OF RECORD IN BOOK 6472, PAGE 454, AND RE-RECORDED IN BOOK 6476, PAGE 682, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

The said Roderick Hall joins herein to convey any and all marital interest he may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH A. WATKINS, UNMARRIED BY WARRANTY DEED FROM WILLIAM TRAVIS PARHAM AND WIFE, TRACY S. PARHAM, RECORDED ON THE 17TH DAY OF OCTOBER, 1997 IN DEED BOOK 10648, PAGE 929, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 412 Stewarts Ferry Pike, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 26th day of September, 2005.

Deborah Watkins Hall

Roderick Hall

Davidson County DEEDWARR
Recvd: 09/28/05 10:28 2 pgs
Fees:13.00 Taxes:274.54

20050928-0116296

STATE OF Tennessee
COUNTY OF Davidson

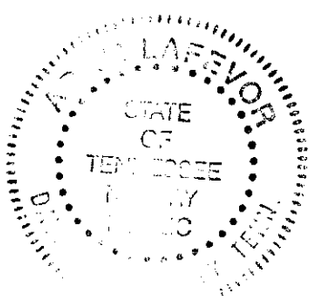
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Watkins Hall and Roderick Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903