Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 15 day of November, 2007.

Notary Public
My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 20, 2010

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

03-0709-34992

Address of New Owner:	Send Tax Bills to:	Tax Information
Danielle Stoller 211 Post Creek Road Nashville TN 37221	Franklin American Mortgage Co 501 Corporate Center, Suite 400 Franklin, TN 37067	128-15-0-B 211.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynne Delany, Steve Delany, Bryan Delany, Patricia Delany Keen, Gina Delany and Paige Delany, Heirs at Law of Randall J. Delany, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Danielle Stoller, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211, on the plan of Post House-Bellevue Condominium, Phase Three, as shown on the Master Deed of record in Book 8047, Page 867, Book 8101, Page 562, Book 8626, Page 588, Book 6838, Page 445, Book 6846, Page 816, Book 6846, Page 121, Book 6846, Page 811 and Book 8044, Page 195, Register's Office for said County and to which exhibit of the Master Deed reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randall J. Delany, a single person by deed from James E. Sanders and wife, Cynthia Ford-Sanders, dated 09/28/94, recorded 10/03/94, of record in Book 9481, Page 703, Register's Office for Davidson County, Tennessee. Randall J. Delany having since died leaving Lynne Delany, Steve Delany, Bryan Delany, Patricia Delany Keen, and Paige Delany(heir at law of Alan Delany, who pre-deceased Randall J. Delany),as his sole heirs at law. Affidavit of Heirship recorded inst # 20071129-0138428 Gina Delany, spouse of Alan Delany, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 211 Post Creek Road, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 11/29/07 10:50 2 pgs
Fees:13.00 Taxes:432.90

20071129-0138429

WITNESS my hand this 14th & 15th day of November, 2007.

Lynne Delany, Heir at Law of Randall J. Delany, deceased

Steve Delany, Heir at Law of Randall J. Delany, deceased

Bryan Delany, Heir at Law of Randall J. Delany, deceased
By: Steve Delany, Attorney in Fact

Patricia Delany Keen, Heir at Law of Randall J. Delany, deceased
By: Steve Delany, Attorney in Fact

Gina Delany, Heir at Law of Randall J. Delany, deceased
By: Steve Delany, Attorney in Fact

Paige Delany, Heir at Law of Randall J. Delany, deceased
By: Steve Delany, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynne Delany Heir at Law of Randall J. Delany, deceased, 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 in Nashville, TN, this 15th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

~~STATE OF~~ Williamson COUNTY
~~COMMONWEALTH~~ OF Texas STATE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve Delany, Heir at Law of Randall J. Delany, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Bryan Delany, Patricia Delany Keen, Gina Delany and Paige Delany, Heirs at Law of Randall J. Delany, deceased, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand in Austin, TX this 14 day of NOVEMBER, 2007.

Notary Public

My Commission expires: 10/11/10

CHRISTOPHER MARTIN BOYLE
Notary Public
State of Texas
My Commission Expires
October 11, 2010