This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/05/09 10:54 3 pgs
Fees:18.00 Taxes:478.78
20090105-0000605

ADDRESS NEW OWNER:

Johnnie Dunning and wife,
Penelope R. Dunning
2933 Lakeland Drive
Nashville, TN 37214

SEND TAX BILL:

Regions Bank DBA Regions
2050 Parkway Office Circle
Birmingham, AL 35244

MORTGAGEE:
Regions Bank DBA Regions
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
096-14-0
059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Walter H. Carter, Trustee for the 2933 Lakeland Drive Trust, with full power to sell and convey without the joinder of any beneficiary** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Johnnie Dunning and wife, Penelope R. Dunning**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 406, as shown on the map entitled Cloverhill Subdivision Section VII, of record as Plat Book 2133, page 92, 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 WALTER H. CARTER, TRUSTEE FOR THE 2933 LAKELAND DRIVE TRUST, by deed from ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record as Instrument No. 20050531-0060808, dated May 26, 2005, said Register's Office.
>
> This conveyance is made subject to: (1) 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties: (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 2933 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his assigns and representatives, to warrant and forever

defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of December, 2008.

Trustee
Walter H. Carter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Walter H. Carter, Trustee for the 2933 Lakeland Drive Trust, with full power to sell or convey without the joinder of any beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $129,400.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of December, 2008.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012