This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
P. O. Box 3688
Brentwood, Tennessee 37024

BILL GARRETT, Davidson County
Trans:T20090024132 DEEDWARR
Recvd: 04/13/09 13:16 2 pgs
Fees:13.00 Taxes:887.63
20090413-0033086

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Deborah L. Willinger **103 Fox Trail** **Nashville, Tn 37221**	**New South Federal** **210 Automation Way** **Birmingham, AL 35210**	**142-08-0A-19.00CO**

****

That **Grace V. Brennan, unmarried** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Deborah L. Willinger*** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"): * a single woman

Land in Davidson County, Tennessee, being a part of Coronada, a Condominium as shown on the plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Unit No. 19 on the said plan being located at 103 Fox Trail as established in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Coronada Condominium Association, Inc. of record in Book 4691, page 679 and in Book 4691, page 702, respectively , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace V. Brennan, unmarried, by Warranty Deed dated 10/11/05 from Dale Hire, unmarried, recorded 10/14/05 in Instrument No. 20051014-012398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2009 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 103 Fox Trail, Nashville, Tn 37221.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the

Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **6th** day of **April, 2009.**

Grace V. Brennan by Julie Eggers Attorney-in-fact

Grace V. Brennan **by Julie Egggers, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **Julie Eggers**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of **Grave V. Brennan**, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this **6th** day of **April, 2009.**

Charles A. Sullivant Jr.

Notary Public

My Commission Expires: _____

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$239,900.00**.

Sworn to and subscribed before me this **6th** day of **April, 2009.**

Deborah L. Williams

Affiant

Charles A. Sullivant Jr.

Notary Public

My Commission Expires:_____

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011