THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28717-04-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $97,500.00. Sheila C Turk Affiant Subscribed and sworn to before me this 21st day of May, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Marquitta N McCray 5170 Hickory Hollow Pkwy #181 Antioch, TN 37013	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	Map and Parcel No.: 163 05 0 B 137.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila M. Turk, Successor Trustee with full power to sell subject property**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marquitta N McCray, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5170 Hickory Hollow Pkwy #181, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of May, 2009.

Sheila M Turk Successor Trustee
Sheila M. Turk, Successor Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sheila M. Turk, Successor Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2009.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans: T20090035085 DEEDWARR
Recvd: 05/28/09 11:25 2 pgs
Fees: 13.00 Taxes: 360.75
20090528-0048956

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Phase III, Mill Park, as of record in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee to which plan is made for a more complete description.

Being the same property conveyed to Edward A. Cook, Trustee, or Successor Trustee(s) of The Edward A. and Eveleen C. Cook Revocable Trust by deed dated October 27, 2003 from Greenvale Construction, LLC of record in Instrument No. 20031031-0160199, Register's Office for Davidson County, Tennessee. The said Edward A Cook, Trustee having died on October 18, 2007 (Eveleen C. Cook having died in 2000), and Sheila M.Turk having become the Successor Trustee of said trust with full power to sell subject property.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Mill Park Homeowners Association, Inc. of record in Book 10719, page 425, amended in Book 11167,page 757, and Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment to the By-Laws of Mill Park Homeowners Association, of record in Book 11167, page 759, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Mill Park Homeowners Association, Inc. of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 10507, page 278, Register's Office for Davidson County, Tennessee.