This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20090039475 DEEDWARR
Recvd: 06/15/09 09:20 4 pgs
Fees:23.00 Taxes:521.70
20090615-0055086

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Alyssa Carroll **David and Helen Carroll** **11 Mary Anton Court** **Nashville, TN 37211**	**PHH Mortgage Services** **3000 Leadenhall Road** **Mt. Laurel, JN 08054**	**148 10 0 D** **002.00CO**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard N. Dooley and wife, Jamie K. Dooley,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Alyssa Carroll**, unmarried, and **David Carroll and Helen Carroll,** husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. B on the Master Deed and Declaration of Covenants and Restrictions for Anton Place 10, of record in Instrument No. 20060815-0100400, revising Lot 10 on the Plan to Anton Place of record in Plat Book 9700, page 376 and Surveyor's Certificate of Correction of record in Book 10589, page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

BEING a portion the same property conveyed to conveyed to Richard N. Dooley and wife, Jamie K. Dooley, by deed dated April 3, 2006, from The Amador Company, LLC, of record in Instrument No. 20060406-039614, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2009 county taxes are a lien, not yet due and payable.
3. Restrictive Covenants in Instrument No. 20050310-0026902, RODC, TN.

4. All matters appearing on the plan of record in Plat Book 9700, page 376, corrected in Book 10589, page 126, RODC, TN.

5. Master Deed and Declaration of Covenants, Conditions and Restrictions for Anton Place 10, including By-Laws, of record in Instrument No. 20060815-0100400, RODC, TN.

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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee 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 FURTHER covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as:

11 Mary Anton Court, Nashville, TN 37211.

WITNESS OUR HANDS THIS 29th DAY OF MAY, 2009, IN FRANKLIN, TENNESSEE.

Richard N. Dooley

Jamie K. Dooley
By: Richard N. Dooley ally in fact
Richard N. Dooley, Atty. in Fact**

**See power of Attorney of record in Instrument No. 20090522-0047228, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Richard N. Dooley, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the

purposes therein contained.

Witness my hand this 29th day of May, 2009.

Notary Public

My Commission Expires: 12/18/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of May, 2009, before me personally appeared Richard N. Dooley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of his wife, Jamie K. Dooley, and acknowledged that such person executed the same as the free act and deed of Jamie K. Dooley.

Witness my hand this 29th day of May, 2009 in Franklin, TN.

Notary Public

My Commission Expires: 12/18/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Richard N. Dooley, being first duly sworn and having executed the above instrument as attorney-in-fact for Jamie K. Dooley, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of the above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death].

WITNESS my hand this 29th day of May, 2009.

Richard N. Dooley

Sworn to and subscribed before me this 29th day of May, 2009.

Notary Public

My commission expires: 12/18/12

20026.2009/MS

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, this 29th day of May, 2009, in Franklin, Tennessee.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

20026.2009/MS