THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29422-03-2010** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2010. Notary Public My Commission Expires: 9-8-2013

WARRANTY DEED

Address New Owner: Emily C. Nacol 3509 Rainbow Place Nashville, TN 37204	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 11814005400

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, **Stephanie L. Dooley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily C. Nacol, 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 3509 Rainbow Place, Nashville, TN 37204**

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 30th day of April, 2010.

Stephanie L. Dooley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephanie L. Dooley**, 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 30th day of April, 2010.

Notary Public

My Commission Expires:

KARL FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

BILL GARRETT, Davidson County
Trans: T20100026734 DEEDWARR
Recvd: 05/05/10 12:05 2 pgs
Fees: 13.00 Taxes: 1106.30

20100505-0034015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 65 feet of Lot No. 82 and the northerly 10 feet of Lot No. 84 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for said County, described as follows:

According to an unregistered survey thereof made by S.R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said lots front together 75 feet on the westerly side of Rainbow Place, formerly Shirley Place, and run back between lines, 190.67 feet on the northerly line and 195.67 feet on the southerly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Stephanie L. Dooley and Keith D. Harmon, both unmarried as joint tenants with right of survivorship by Deed dated July 31, 2003 from Jonathan Austin Parker, married of record in Instrument No. 20030815-0118062, Register's Office for Davidson County, Tennessee. Being further conveyed to Stephanie L. Dooley by Quitclaim Deed from Keith D. Harmon of record in Instrument No. 20041230-0154688, said Register's Office.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 2, Register's Office for Davidson County, Tennessee.