THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040294** BILL GARRETT, Davidson County Trans:T20100029733 DEEDWARR Recvd: 05/18/10 09:03 2 pgs Fees:13.00 Taxes:1480.00 20100518-0038119	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2010. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: Valere B. Fulwider 1009 Maplehurst Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-13-0-065.00

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, **Michelle L. Kearney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Valere B. Fulwider, married** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 8 and 9, BLOCK 13, PLAN OF COLLEGE PARK, as shown on plat of record in Plat Book 843, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from William J. Kearney, III to Michelle L. Kearney as recorded on the 30th day of March, 2010 in Instrument No. 20100330-0023619 and Warranty Deed from Becky Teas Kantz, a single woman to William J. Kearney, III, and wife, Michelle L. Kearney as recorded on the 10th day of June, 2005 in Instrument No. 20050610-0066492, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations.

Davidson County taxes for the year 2010, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.

This is improved property located at 1009 Maplehurst Avenue Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of May, 2010.

Michelle L. Kearney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle L. Kearney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County