This instrument prepared by:
THOMAS N. JONES
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20477.2010

BILL GARRETT, Davidson County
Trans:T20100035633 DEEDWARR
Recvd: 06/11/10 11:28 4 pgs
Fees:23.00 Taxes:466.20
20100611-0045552

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Girma Berkessa 16 Mary Anton Nashville, TN 37211	New Owner	14814OB 001.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee 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 **Girma Berkessa,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. A on the Master Deed of Mary Anton 12 of record in Instrument Number 20060815-0100399, revising Lot 12 on the Plan of 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 hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Richard N. Dooley and wife, Jamie K. Dooley by Deed from The Amador Company, LLC of record in Instrument Number 20060406-0039603, Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS

SUBJECT TO THE FOLLOWING:

1. 2010 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to restrictive covenants of record in Book 10345, Page 667 and in Instrument Number 20050310-0026902, said Register's Office.
5. Subject to any and all notes and matters on the Plan of record in Plat Book 9700, Page 376 and as corrected in Book 10589, Page 126, said Register's Office.
6. Subject to Master Deed and Declaration of Covenants, Conditions and Restrictions for Mary Anton 12 including By-Laws of record in Instrument Number 20060812-0100399, said Register's Office.

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 do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and 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 representatives, 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 is improved property is known as: 16 Mary Anton Court, Nashville, Tennessee 37211

Witness our signatures this 7th day of June, 2010.

Richard N. Dooley

Jamie K. Dooley
By: Richard N. Dooley
Richard N. Dooley
Attorney-in-Fact pursuant to POA of record in Instrument Number 20090522-0047228, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Richard N. Dooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of June, 2010.

Thomas N. Jones
Notary Public

State of Tennessee Notary Public County of Williamson

My Commission Expires: 5-3-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, 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 on behalf of Jamie K. Dooley, and further acknowledged that he executed same as the free act and deed of Jamie K. Dooley.

Witness my hand this 7th day of June, 2010.

Thomas N. Jones
NOTARY PUBLIC

State of Tennessee Notary Public County of Williamson

My Commission Expires: 7-31-11

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 this 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 7th day of June, 2010.

Richard N. Dooley

Sworn to and subscribed before me this 7th day of June, 2010.

Thomas N. Jones
NOTARY PUBLIC
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 7-31-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of June, 2010.

Tracey Perry
Notary Public

My Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY