THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***156,500.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100058141 DEEDWARR
Recvd: 09/15/10 14:25 2 pgs
Fees:13.00 Taxes:579.05
20100915-0073520

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 13th day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jeff Earl Rupley 3907 Westlawn Place Nashville, Tennessee 37209	Nationwide Bank One Nationwide Plaza Columbus, OH 43215	MAP 103-08-0 C PARCEL 011.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Six Thousand Five Hundred and 00/100 Dollars ($***156,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Michael James Barnett, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jeff Earl Rupley, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 6B of The Westlawn, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, Tennessee Code Annotated, under the Master Deed establishing The Westlawn of record in Book 7972, page 794, and as amended in Instrument No. 20000830-0085678, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" (Bylaws) to said Master Deed.

BEING the same property conveyed to Michael James Barnett by Warranty Deed dated October 26, 2007, from Dorothea F. Quesenberry n/k/a Dorothea F. Malloy and husband Mitchell H. Malloy, of record as Instrument No. 20071029-0127044 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3907 Westlawn Place, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Master Deed and Exhibit "D" to the Master Deed of The Westlawn of record in Book 7972, page 794, as amended in Instrument No. 20000830-0085678 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 13th day of September, 2010.

Michael James Barnett
Michael James Barnett

By: Alice Walker Attorney in Fact
Alice Walker
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Alice Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Michael James Barnett and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Michael James Barnett.

WITNESS my hand and official seal this 13th day of September, 2010.

Mitchell A. Watts
Notary Public

My Commission Expires: 6.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY