This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100060993 DEEDWARR
Recvd: 09/28/10 11:30 3 pgs
Fees:18.00 Taxes:162.80
20100928-0077097

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Hunley Homes, Inc.
5721 Sterling Oaks Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 43.04-0-013.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Reba Vaughan Smalling, Troy Smalling, Kimberly Raye Smalling Goodwin, Jason Matthew Smalling, Rabon Lee Smalling and Candace Dawn Smalling Dimaggio,** hereinafter called the **Grantors**, do hereby convey unto **Hunley Homes, Inc.** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 32 on the plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 65 feet on the northwesterly side of Hiller Drive and runs back 181.47 feet on the northeasterly line and 185.93 feet on the southwesterly line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Reba Vaughan Smalling and husband, Rabon Young Smalling, or the survivor, with remainder interest in the children of Reba Vaughan Smalling, by Quitclaim Deed of record in Book 4722, Page 768, Register's Office for said County. The said Rabon Young Smalling is now deceased. The children of Reba Vaughan Smalling are joining in this conveyance to convey any and all rights they may have in the subject property to Hunley Homes, Inc. Reba Joan Smalling = Reba Vaughan Smalling are one and the same person.

This document is being executed by Troy Young Smalling on behalf of Reba Vaughan Smalling pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20100928-0077092, **Register's Office for said County.**

This document is being executed by Troy Smalling on behalf of Kimberly Raye Smalling Goodwin pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20100928-0077096, **Register's Office for said County.**

This document is being executed by Troy Smalling on behalf of Jason Matthew Smalling pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20100928-0077093, **Register's Office for said County.**

This document is being executed by Troy Smalling on behalf of Rabon Lee Smalling pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20100928-0077094 **, Register's Office for said County.**

This document is being executed by Troy Smalling on behalf of Candace Dawn Smalling Dimaggio pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20100928-0077095 **, Register's Office for said County.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 110 Hiller Drive, Old Hickory, TN 37138

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10th day of September, 2010.

Reba Vaughan Smalling by Troy Young Smalling
Attorney in Fact

Kimberly Raye Smalling Goodwin by Troy Smalling, Attorney in Fact

Jason Matthew Smalling by Troy Smalling
Attorney in Fact

Rabon Lee Smalling by Troy Smalling
Attorney in Fact

Candace Dawn Smalling Dimaggio by Troy Smalling, Attorney in Fact

Troy Smalling

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Troy Young Smalling known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 10th day of September, 2010.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/18/12

State of Tennessee
County of Rutherford

On this 10th day of September, 2010, before me personally appeared Troy Smalling who executed the foregoing instrument on behalf of Reba Vaughan Smalling, Kimberly Raye Smalling Goodwin, Jason Matthew Smalling, Rabon Lee Smalling and Candace Dawn Smalling Dimaggio and acknowledged that he executed the same as the free act and deed of all named through Powers of Attorney granted him.

Notary Public in and for the
State of Tennessee
Commission Expires: 6/18/12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

Sworn and subscribed before me on September 10, 2010.

Notary Public

My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY