THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30002-03-2011** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00 Affiant Subscribed and sworn to before me this 12th day of April, 2011. Notary Public My Commission Expires: 4/25/12 BARBARA CAMPBELL NOTARY PUBLIC AT LARGE LEWIS CO. TENNESSEE

WARRANTY DEED

Address New Owner: Millie Lomax 6013 Post Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 130 08100

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, **Michael Woodard Dunne and Margaret Patricia Dunne Shipley, Devisees under The Will of Freda Mai Dunne**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Millary Raye Lomax, 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 6013 Post Road, Nashville, TN 37205

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 12th day of April, 2011.

Michael Woodard Dunne

Margaret Patricia Dunne Shipley

BILL GARRETT, Davidson County
Trans:T20110030563 DEEDWARR
Recvd: 05/23/11 12:57 2 pgs
Fees:13.00 Taxes:647.50
20110523-0039321

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Woodard Dunne and Margaret Patricia Dunne Shipley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Harding Park, of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick E. Dunne and wife, Freda Mai W. Dunne, by deed dated February 13, 1958, from N. C. Dunn, Jr. and wife, Ruth B. Dunn, of record in Book 2738, page 195, Register's Office for Davidson County, Tennessee. Patrick E. Dunne predeceased Freda Mai W. Dunne, who died on December 28, 2009. By will of Freda Mai Dunne, recorded as Instrument No. 20101229-0103272, Register's Office for Davidson County, Tennessee, subject property was devised to Michael Woodard Dunne and Margaret Patricia Dunne Shipley. (See also Docket No. 10P96, Davidson County Probate Court Clerk's Office.) Freda Mai W. Dunne and Freda Mai Dunne are one and the same person.

This conveyance is made subject to:

1. 2011 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2542, page 486, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, page 120, Register's Office for Davidson County, Tennessee.