This instrument is pursuant to a Power of Attorney of record in Instrument No. 20111117-0090077 Register's Office for Davidson County, TN.

BILL GARRETT, Davidson County
Trans:T20110072830 DEEDWARR
Recvd: 11/17/11 13:51 2 pgs
Fees:13.00 Taxes:421.80

20111117-0090078

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$114,000.00 Nealy Hobbs
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF November, 2011. Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nealy M. Hobbs 2021 Hickory Hill Lane Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map & Parcel 07416016400

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael Coleman, Co-Trustee (by and through Cherie Hackney, Attorney in Fact) and Cherie Hackney, Co-Trustee of the Norma Gail Coleman Irrevocable Trust dated August 11, 2010

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nealy M. Hobbs, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Being Lot No. 43 on the Plan of Stones River Estates Subdivision, Section 1, as of record in Book 2900, Page 139, in the Register's Office for said County.

Said Lot No. 43 fronts 124.72 feet on the southerly margin of Hickory Hill Lane and runs back between lines measuring 231.27 feet on the easterly line of 221.57 feet on the westerly line to a dead line, measuring 122.23 feet thereon.

Being the same property conveyed to John L. Coleman and wife, Gail C. Coleman by deed from Vestil C. York and wife, Evelyn R. York dated December 12, 1979, of record in Book 5543, Page 906, Register's Office for Davidson County, Tennessee. Property was then conveyed to Gail C. Coleman by Quitclaim Deed from John L. Coleman dated September 29, 2006, of record in Instrument No. 20061009-0124796, said Register's Office. Property was then conveyed to Cherie Hackney and Michael Coleman, Co-Trustees of the Norma Gail Coleman Irrevocable Trust dated August 11, 2010 by Quitclaim Deed from Norma Gail Coleman dated September 10, 2010 of record in Instrument Number 210100915-0073269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3182, Parcel 429, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2021 Hickory Hill Lane, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand(s) this 15 day of November, 2011.

Michael Coleman, Co-Trustee by Cherie Hackney Attorney in Fact — Cherie Hackney, Co-Trustee

Michael Coleman, Co-Trustee by Cherie Hackney Attorney in Fact

Cherie Hackney, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cherie Hackney with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Co-Trustee of the Norma Gail Coleman Irrevocable Trust and is authorized by the Norma Gail Coleman Irrevocable Trust to execute this instrument on behalf of the Norma Gail Coleman Irrevocable Trust.

Witness my hand, at office, this 15 day of November, 2011.

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-9-2012

MY COMMISSION EXPIRES:
JANUARY 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cherie Hackney, Attorney-in-Fact for Michael Coleman Co-Trustee, of the Norma Gail Coleman Irrevocable Trust, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Michael Coleman Co-Trustee of the Norma Gail Coleman Irrevocable Trust for the purposes therein contained.

WITNESS my hand and official seal this 15 day of November, 2011

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-9-2012

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076