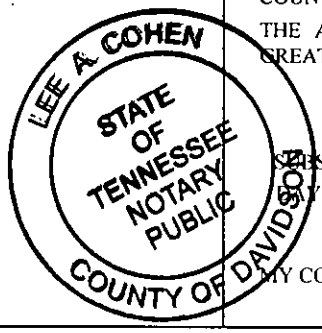
Box 10-B

BILL GARRETT, Davidson County
Trans:T20120026077 DEEDWARR
Recvd: 04/10/12 11:38 2 pgs
Fees:13.00 Taxes:503.20
20120410-0030608



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED W. CONWAY	**SWBC MORTGAGE CORPORATION**	**072-04-0-261.00**
(NAME) **1428 JANIE AVENUE**	(NAME) **9311 SAN PEDRO, SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, IRA INNOVATIONS, INC. FBO HOLLY NEUMAIER IRA, FORMERLY KNOWN AS ENTRUST TENNESSEE FBO HOLLY NEUMAIER IRA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED W. CONWAY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 of Block E on the Map of Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Entrust Tennessee fbo Holly Neumaier IRA from John Pennington and George William Pennington, being all the heirs at law of Dorothy Pennington a/k/a Dorothy June Pennington, by deed dated September 2, 2011 of record as Instrument No. 20110902-0068361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Book 843, page 95; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4190, page 993, said Register's Office and any and all other easements, conditions and restrictions which may affect the premises of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved(X) property, known as 1428 JANIE AVENUE, NASHVILLE, TN 37216
(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 GRANTEE, his 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, 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 GRANTEE, his 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 my hand this 6 day of April, 2012.

IRA INNOVATIONS, INC.
FBO HOLLY NEUMAIER IRA

By: William P. Gulas, President

STATE OF ALABAMA
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of **IRA INNOVATIONS, INC. FBO HOLLY NEUMAIER IRA,** the within-named bargainor, an Alabama corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **IRA INNOVATIONS, INC. FBO HOLLY NEUMAIER IRA,** by himself as such President.

Witness my hand and official seal at office this 6 day of April, 2012.

Notary Public

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 2, 2014 BONDED THRU NOTARY PUBLIC UNDERWRITERS

NICOLE MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE