[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pennie Neveu	Fairway Independent Mortgage Corp.	Map and Parcel 131-2-A-60.00 CO
2116 Hobbs Road, Unit J-9	6652 Pinecrest Drive, Suite 240	
Nashville, TN 37215	Plano, TX 75024	14257

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael W. Dulaney and wife, Darlene Dulaney** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Pennie Neveu, a single person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit J-9, Hobbs House Condominium Apartments, as shown on plat of record in Plat Book 4595, page 74, amended in Plat book 5200, page 54, as established under Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299, said Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Power of Attorneys for **Michael W. Dulaney and Darlene Dulaney** are being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 4595, page 74 amended in Plat book 5200, page 54, said Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Book Book 5289, page 515, as amended by instrument of record in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299, said Register's Office for Davidson County, Tennessee.
4. Bylaws of The Hobbs House recorded in Book 5289, page 558, Book 6822, page 893 and Book 7824, page 974.
5. Homeowner's Association Charter of record in Book 5296, page 689 and Conveyance of Homeowner's Association of record in Book 5848, page 179.

This is improved property commonly known as 2116 Hobbs Road, Unit J-9, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20120060271 DEEDWARR
Recvd: 08/14/12 09:30 3 pgs
Fees:18.00 Taxes:521.70
20120814-0072458

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $141,000.00.

Affiant

Subscribed and sworn to before me this 9 day of August, 2012.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-2014

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of August, 2012.

Michael W. Dulaney
By: Robert J. Notestine III, Attorney in Fact

Darlene Dulaney
By: Robert J. Notestine III, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Notestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Michael W. Dulaney and who acknowledged that he executed the same as the free act and deed of the said Michael W. Dulaney.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2012.

Notary Public

RICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Notestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Darlene Dulaney and who acknowledged that he executed the same as the free act and deed of the said Darlene Dulaney.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 2012.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY