STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of July, 2005.

Notary Public

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/14/05 14:13 2 pgs
Fees:13.00 Taxes:518.00
20050714-0081891

ADDRESS NEW OWNER(S) AS FOLLOWS:
April J. Bolsom
203 Pebble Brook
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:

142-08-0-A-053.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan K. Baumgartner, a single woman**, hereinafter referred to as Grantors, hereby transfers and conveys to **April J. Bolsom, a single person,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain Condominium Town House in Davidson County, Tennessee, being Town House No. 53 on the plan of Phase II, Coronada Town Home Condominium, of record in Book 4955, Page 110m Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan K. Baumgartner by deed from William G. Snyder and spouse, Loraine E. Snyder as of record in Book 10525, Page 648, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4955, Page 110, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 4901, Page 679, Book 5202, Page 329, and in Book 5306, Page 241, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 203 Pebble Brook, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 1st day of July, 2005.

Susan K. Buamgartner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan K. Buamgartner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2005.

Notary Public

My Commission Expires: 11/22/05