Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2006

Notary Public
My commission expires: 4/22/08

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 05/05/06 09:26 2 pgs
Fees:13.00 Taxes:455.10

20060505-0052390

02-0604-44730

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle L. Tipton 2950 Baby Ruth Drive, # 18 Antioch TN 37013	NEW OWNER	163-11-0-E-018.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Latoya N. Ramsey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michelle L. Tipton, an unmarried woman, hereinafter called the Grantees, their successors 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 Unit No. 18, on the Condominium Plat of Timber Trace Townhouses, of record in Instrument No. 20020514-0059199, together with the Master Deed and By-Laws of record in Instrument No.s: 20001122-0115447; 20010314-0024381; 20010329-0030062; 20001122-0115563; and 20020517-0060761,Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Latoya N. Ramsey, unmarried by deed from York Construction, LLC, dated August 31, 2001, of record in Instrument No. 20010925-0103357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2950 Baby Ruth Drive, # 18, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25 day of April, 2006.

LaToya N. Ramsey by Sandra Vance
attorney in fact

Latoya N. Ramsey by Sandra Vance,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra Vance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for LaToya N. Ramsey, and that she is authorized by LaToya N. Ramsey, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 25 day of April, 2006.

Notary Public

My commission expires: 9/8/09