WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-FHR-06-0209

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Jean Ross	Beverly Jean Ross	
330 University Drive ~~209 Myhr Green 70~~	(NAME) 330 University Drive ~~209 Myhr Green 70~~	
(ADDRESS) Coral Gables, FL 33134 ~~Nashville, TN 37221~~	(ADDRESS) Coral Gables, FL 33134 ~~Nashville, TN 37221~~	142-7C-70.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HELEN B. FERGUESON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY JEAN ROSS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 70 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act') and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit; TOGETHER WITH an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to HELEN B. FERGUESON by deed (DB) from ROCHFORD REALTY AND CONSTRUCTION CO., INC., A TENNESSEE CORPORATION of record in Deed Book 8747 and Page 574 on 09/30/1992 and filed for record on 10/05/1992 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 209 MYHR GREEN 70, Nashville, Tennessee 37221
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 20th day of October, 2006.

Helen B. Ferguson

Helen B. Fergueson

Davidson County DEEDWARR
Recvd: 11/02/06 11:18 2 pgs
Fees:13.00 Taxes:645.65

20061102-0136207

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 20th day of October, 2006, before me personally appeared Helen B. Fergueson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of October, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959