RECORD AND RETURN TO:
BOSCH TITLE, LLC
1800 Galleria Blvd.,
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/02/07 10:11 2 pgs
Fees:13.00 Taxes:809.56
20070302-0025825

WARRANTY DEED

JANE GRA... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,800.00.

Chris Gru
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite 1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSE CLARKE 184 Olive Circle Nashville, Tennessee 37217	Same as new owner	MAP 135-10-0-C-077.00 ~~GROUP F~~ ~~PARCEL 16.00~~

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTEEN THOUSAND EIGHT HUNDRED and NO/100 ($218,800.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **GENERAL CONSTRUCTION COMPANY, INC.,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ROSE CLARKE, a single woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot No. 70, Final Plat, Section Three, Ransom Park, as shown by plat and survey of record in Instrument No. 20030718-0103335, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to General Construction Company, Inc., by Quitclaim Deed dated February 10, 2006 from Ransom Park Partners, a Tennessee General Partnership, of record in Instrument No. 20060210-0016796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20030718-0103335; to any and all restrictive covenants of record; to any and all easements of record, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1849 Olive Circle, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is

unencumbered except by lien of the 2007 property taxes, which taxes are being prorated between the parties and which taxes are the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 13th day of February, 2007.

GENERAL CONSTRUCTION COMPANY, INC.

BY: Linda Layne

TITLE: Secretary/Treasurer

STATE OF TN
COUNTY OF Davidson

On this the 13th day of February, 2007, before me, appeared Linda Layne, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Secretary/Treasurer of General Construction Company, Inc. and that said instrument was signed in behalf of said corporation, and he/she acknowledged said instrument to be the free act and deed of the said corporation.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.