STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00.

X Betty C.M. Fallis
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of March, 2007.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

Notary Public

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/21/07 09:56 2 pg
Fees:13.00 Taxes:649.35
20070321-0034103

ADDRESS NEW OWNER(S) AS FOLLOWS:
Betty C.M. Fallis
103 Newsom Green
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142070CO9300CO

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, Fern Horrell, unmarried Majorie Snow, Married hereinafter referred to as Grantors, hereby transfers and conveys to Betty C.M. Fallis, unmarried, 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:

Unit No. 93 of Ashley Green, a Condominium, together with an undivided percentage interest in the common elements thereof as set forth in the master deed recorded in Book 7184, page 44, as amended from time to time in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fern Horrell, unmarried and Marjorie Snow, married, by quitclaim deed from David L. Snow, married and Marjorie Snow, his wife, of record in Instrument No. 20040312-0028662, Register's Office for Davidson County, Tennessee, dated November 14, 2003. Being the same property conveyed to David L. Snow by warranty deed from Jane Clark Williams Robinson of record in Instrument No. 20010507-0046737, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7184, Page 112, Register's Office of said County.

Master Deed and Restrictions of record in Book 7184, page 44, said Register's Office.

By-Laws of record in Book 7184, page 44, Book 7467, page 279, Book 7184, page 71 and Book 7482, page 312, said Register's Office.

Easements of record in Book 5374, page 511, Book 5407, page 643, and Book 6983, page 907.

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.

County and/or City taxes for the year 2007, 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 unimproved property known as 103 Newsom Green, 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 20th day of March, 2007.

By: Fern Horrell by Ken Cline
Fern Horrell
By: Ken Cline, Attorney-in-Fact

Attest: Majorie Snow by Ken Cline
Majorie Snow
By: Ken Cline, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ken Cline, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Fern Horrell and Majorie Snow and is authorized by them to execute this instrument as their free act and deed on this 3/20/2007.

My Commission Expires:.

, Notary Public.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

270300370