WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/07 09:42 2 pgs
Fees:13.00 Taxes:172.05

20070411-0043102

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~46,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gwendolyn McAdams	NEW OWNER	Map 147
1661 Mallory Lane		Group 7-0-B
Brentwood, TN 37027		Parcel 018-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christina M.M. Ribbons, Trustee of The Blue Ribbon Properties Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gwendolyn McAdams

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit D-18, on the Plan of Woodlea Place Townhouses, as of record in Book 5050, Page 101, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Christina M.M. Ribbons, Trustee of The Blue Ribbon Properties Trust by Quitclaim Deed from Christine M.M. Ribbons, of record in Instrument 20040112-0004676, and re-recorded in Instrument 20040126-0009902, dated December 19, 2003, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 5197, Page 544; Book 4750, Page 536; Book 5197, Page 585, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Page 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4958 Edmondson Pike; D-18, Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 10th day of April, 2007.

The Blue Ribbon Properties, Trust

Trustee

BY: Christina M.M. Ribbons, Trustee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina M. M. Ribbons, Trustee of The Blue Ribbon Properties, Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Blue Ribbon Properties, Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2007.

My Commission Expires: 1/26/08

Notary Public

