Davidson County DEEDWARR
Recvd: 04/20/07 10:40 1 pgs
Fees:13.00 Taxes:135.05

20070420-0047345

WARRANTY DEED

SHARBLE-H07100

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF April, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
BETTERYEAR PROPERTY INVESTMENT GROUP, INC.	Same	52-16-A-89 CO
1301 Neely's Bend Rd. # 89	7687 Carthage Hwy	
Madison, TN 37115	Lebanon, TN 37088	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TRY PROPERTIES, LP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BETTERYEAR PROPERTY INVESTMENT GROUP, INC., 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:

Apartment Unit No. K-89, Neelys Bend Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennesse, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed.

Being part of the same property conveyed to S.B. Properties by Quitclaim Deed from Susan R. Bowling, a 50% undivided interest, of record in Book 11495, Page 808, and a 50% undivided interest to S.B. Properties by Quitclaim Deed from JDP properties of record on July 25, 2002 in Instrument No. 20020726-0090041, and corrected in Instrument No. 20060614-0070639, said Register's Office for Davidson County, Tennessee.

S.B. Properties now known as TRY Properties by amendment filed in Instrument No. 20030409-0047518.

( ) unimproved
This is (X) improved property known as 1301 Neely's Bend Rd. # 89, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of April, 2007 :

Susan R. Bowling for Try Properties, LP
By: Ray Bowling

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 Ray Bowling, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan R Bowling, and who acknowledged that he executed the same as the free act and deed as power of attorney of the said Susan R. Bowling for the purposes therein described.

Witness my hand and official seal at Davidson County , TN this 16 day of April 2007.

My Commission Expires: 6/06/09

Notary Public

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY