Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1113

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/07 12:16 2 pgs
Fees:13.00 Taxes:584.60
20070522-0060951

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Peggy M. Adams, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jessica Ringenberg, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 1516 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants,Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declaration of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made, The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 200509233-0114373, said Register's Office, are incorporated in this Deed by reference and mad a part hereof the same as though copied herein.

Being the same property conveyed to Peggy M. Adams, an unmarried woman by deed from 70 South Associates, LLC, a Tennessee Limited Liability Company of record in Inst. No. 20060417-0042969. Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1516 Lincoya Bay Drive, Nashville TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of May, 2007

Peggy M. Adams

_____

State of Tennessee)
County of Davidson)

On this 17th day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peggy M. Adams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 158,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of May, 2007.

Notary Public

My Commission Expires: My Commission Expires April 20, 2010 — DAWN D. CHASE — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

NEW OWNER:
Jessica Ringenberg
1516 Lincoya Bay Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Bank of America NA
900 W. Trade Street
Gateway Village- 3rd Floor
Charlotte NC 28255-0001

TAX MAP-PARCEL #:
109 05 0D 098.00CO