WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/08/07 15:13 2 pgs
Fees:13.00 Taxes:555.00

20070608-0069116

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tulip Tree Properties LLC	New Owner	~~117 E C~~ 117-3-C
(NAME)	(NAME)	(MAP)
135 Hillsboro Place		127.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Molly Chandler Stewart, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tulip Tree Properties, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 127 of Hillsboro Place Condominiuims, a Condominium, a Horizontal Property Regime, located on Hillsboro Place, Nashville, TN, as shown on the plat of Hillsboro Place Condominiums, Condominium apartments, recorded in Book 5200, page 725 as amended in Book 5200, pages 757 and 758, said Register's Office, and described in a Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, and By-Laws recorded in Book 6244, page 405, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Michael Chandler, by deed from Larry B. Keely, Sr. and wife, Lucy S. Keely, dated March 14, 1990, of record in Book 8065, page 656, Register's Office for Davidson County, TN. The said William Michael Chandler having since died intestate on October 24, 2006, vesting title in Molly Chandler Stewart, as sole heir, pursuant to order dated October 30, 2006 filed in Case No. 06P-1730 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 127 Hillsboro Place, Nashville, Tennessee 37215

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,

MVS

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 24th day of May, 2007.

Molly Chandler Stewart

Molly Chandler Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Molly Chandler Stewart; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of May, 2007.

Jennifer S. Dunlap

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY