Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July 2007.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/13/07 09:48 2 pgs
Fees:13.00 Taxes:344.10
20070713-0083495

Address of New Owner:	Send Tax Bills to:	Tax Information
Naomi Ansah 112 Davenport Drive Antioch, TN 37013	New Owner	Map 149-A Parcel 112.00C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ross Winchel**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Naomi Ansah, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 112, Phase 1 on the Plan of the Davenport Condominiums, a Tennessee Horizontal Property Regime as established by a Master Deed in Book 6935, page 333, and as shown by Plat of record in Book 6900, page 22, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ross Winchel by deed from James Roberts, a married man of record in Instrument 200705170059153, said Register's Office, dated April 26, 2007. And being the same property conveyed to James Roberts, married by Substitute Trustee's Deed from D. Denise Griffin, as Substitute Trustee of record in Instrument 200704050041065, said Register's Office, dated March 22, 2007. And further being the same property conveyed to Marlow Blackman and wife Gwendolyn Blackman by deed from Mortgage Electronic Registration Systems, Inc. of record in Instrument 200412140148418, said Register's Office, dated October 6, 2004. And further being the same property conveyed to Marlow Blackman, a married man by Quitclaim Deed from Gwendolyn Blackman of record in Instrument 200501180006368, said Register's Office, dated November 24, 2004. All of record in the registers office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters shown on the Plan of record in Book 6900, page 22, said Register's Office. 2) Master Deed in Book 6935, page 333, said Register's Office. 3) Charter in Book 7281, page 887, said Register's Office. 4) Quitclaim Deed for Expansion Area in Book 10744, page 448, said Register's Office. 5) Easements in Book 5294, page 277, Book 4207, page 52, Book 6249, page 557, Book 3617, page 399, Book 4575, page 612 and Book 6555, page 157, said Register's Office. 6) Rights of others in & to the common areas and/or elements.

This property is improved property known as 112 Davenport Drive, Antioch, TN 37013.

Seller held title individually as investment property therefore spouse's signature is not required.

(4) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 2) Taxes for the year 2007, a lien, not yet due & payable. 3) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) All matters shown on the Plan of record in Book 6900, page 22, said Register's Office. 5) Master Deed in Book 6935, page 333, said Register's Office. 6) Charter in Book 7281, page 887, said Register's Office. 7) Quitclaim Deed for Expansion Area in Book 10744, page 448, said Register's Office. 8) Easements in Book 5294, page 277, Book 4207, page 52, Book 6249, page 557, Book 3617, page 399, Book 4575, page 612 and Book 6555, page 157, said Register's Office. 9) Rights of others in & to the common areas and/or elements.

This property is improved property known as 112 Davenport Drive, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 6th day of July 2007.

Ross Winchel

Ross Winchel
By: Danielle Griggs
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On July 6, 2007, before me personally appeared, Danielle Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ross Winchel, and who acknowledged that he executed the same as the free act and deed of Ross Winchel.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of July 2007.

Judy Mangrum

Notary Public

My Commission expires: 11-18-2009

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: TN2007060484