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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August 2007.

Notary Public
My commission expires: _____

Davidson County DEEDWARR
Recvd: 09/04/07 08:41 2 pgs
Fees:13.00 Taxes:325.60
20070904-0105397

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Rella Townsend 1305 Quail Valley Road Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Dr, Ste 400 Franklin, TN 37067	108-08-0E-028.00 CO

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, **Betsy L. Winters,** unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rella Townsend,** unmarried, 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 28, Lot 55, SECTION 3, PHASE VI, QUAIL VALLEY, as shown on plat of record in Plat Book 5800, Page 127 and 128 revised in Book 5800, Page 204, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betsy L. Winters, unmarried by Warranty Deed from Pamela Martin Cosper, unmarried, recorded on the 25th day of March, 1998 in Deed Book 10853, Page 366, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, PHASE VI, QUAIL VALLEY, as recorded in Plat Book 5800, Page(s) 127 and 128 revised in Book 5800, Page 204, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4800, Page 254 and Book 5931, Page 506 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Charter of Quail Valley Homeowner's Association, Inc. recorded in Book 6371, Page 105 and Book 7872, Page 35. 5) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION 3, PHASE VI, QUAIL VALLEY Condominium of record in Book 5970, Page 828 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. 6) The following note is incorporated herein for information purposes only and is not part of the exceptions from

coverage (Schedule B-II of the commitment and Schedule B-I of the policy). All of record in the Register's office for Davidson County, Tennessee.

The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment: Warranty Deed recorded in Book 10853, Page 366.

This property is improved property known as 1305 Quail Valley Road, 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(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 the 31st day of August, 2007.

Betsy L. Winters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betsy L. Winters**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of August, 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007080539