This document prepared by (and after recording return to):

Name:	**Consumer Trust title & Escrow, LLC**
Address:	**219 Ward Circle, Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 09/18/07 10:25 4 pgs
Fees:23.00 Taxes:253.45
20070918-0111599

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **WALTER L. TIMMONS, JR.**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **JENNIFER NEAL, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 6 on the Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Condominiums, of record in Book 6326, Page 790, said Register's Office.

This being the same property conveyed to Walter L. Timmons and Terrence L. Cobb d/b/a Massman Investments II by Deed from Carson C. Driver, Jr., and wife, Doris B. Driver of record in Book 6423, Page 787, said Register's Office, and further being property conveyed to Massman Investments, II, a Tennessee General Partnership, by Quitclaim Deed from Terrence L. Cobb, of record in Book 9650, Page 426, said Register's Office.

Property being further conveyed to Walter L. Timmons, Jr. by Quitclaim Deed of Massman Investments, II, a Tennessee General Partnership dated July 31, 1995 and recorded August 3, 1995 in Book 9751, Page 651, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 107-14-A-6CO

This property is known as: 1324 MASSMAN DRIVE, NASHVILLE,TN 37217

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Book 6326, Page 790; Charter of HOA of record in Book 7872, Page 33; All matters shown on the Plat of record in Book 6250, Page 50, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 14th day of September 2007.

Walter L. Timmons, Jr.

STATE OF Tennessee

COUNTY OF Williamson

On this 14th day of September, 2007 before me personally appeared Walter L. Timmons, Jr. to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W Davis

Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
WALTER L. TIMMONS ,JR.
C/O TIMMONS PROPERTIES
990 DIVISION ST.
NASHVILLE, TN 37203

Grantee(s) Name, Address, phone:
JENNIFER NEAL
1324 MASSMAN DRIVE
NASHVILLE, TN 37217

SEND TAX STATEMENTS TO :
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 68,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of September, 2007.

Janel McAlister
Affiant

Janel McAlister
Type or Print Name

(Seal)

Maxine J Rucker
Notary Public

My commission expires:

My Commission
Expires March 22, 2008

Maxine J Rucker
Type or Print Name

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

Notary's Seal (If on paper)

