THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Kim McNeil
First Title & Escrow, Inc.
30 West Gude Drive
Suite 450
Rockville, MD 20850 301-279-0303
File No. T-42032-07

PIN#082030007000

Property Address: 121 Cleveland Street, Nashville, TN 37207

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Davidson County DEEDWARR
Recvd: 01/18/08 11:10 4 pgs
Fees:23.00 Taxes:407.00

20080118-0005890

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Deed Ref#20050224-0020606

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, Nashville Housing Properties, LLC, a Limited Liability Company organized under the Tennessee Limited Liability Company Act, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Carlotta Davis, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

See Attached Exhibit A

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from **Nashville Housing Properties, LLC**, dated 02/24/2005, and recorded 02/24/2005, in the State of Tennessee and for the County of Davidson.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 26th day of December, 2007.

_____{Seal}
Kevin D. Miller, Member

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

On this the 21 day of December, 2007, before me the undersigned officer, personally appeared before me **Kevin D. Miller, Managing Member of Nashville Housing Properties, LLC**, the Grantor in the aforesaid Deed, who, being duly sworn, executed, delivered and acknowledged the same in my presence this 21 day of December, 2007, as his/her willful act and that of said Company, and that she/he had power so to act.

_____
Notary Public

My Commission expires: 06-21-2011

Grantor's Name, Address, Phone:
Nashville Housing Properties, LLC
306 Gay Street, Suite 400
Nashville, TN 37201

Grantee's Name, Address, Phone:
Carlotta Davis
4068 Olde Glen Cove
Fairburn, GA 30213

SEND TAX STATEMENTS TO THE GRANTEE.
Carlotta Davis
4068 Olde Glen Cove
Fairburn, GA 30213

PATRICIA R MANDATO
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 21, 2011

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT 1 2702 ASPEN DR. NASHVILLE, TN 37208 MAP 81-6, PARCEL 80

BEING LOT NO 36 ON THE MAP OF CUMBERLAND GARDENS SUBDIVISION, AS RECORD IN BOOK 2900, PAGE 4 REGISTER'S OFFICE FOR DAVIDSON COUNTY., TENNESSEE.

SAID LOT NO 36 FRONTS 61.36 FEET ON THE NORTH MARGIN OF ASPAN DRIVE AND RUNS BACK 148.1 FEET ON THE EAST LINE AND 140.0 FEET ON THE WEST LINE TO A DEED LINE, MEASURING 36.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HOME TRUST PARTNERS FROM DOUE RYANS BY DEED OF RECORD INSTRUMENT # 20010405-0033255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2 121 CLEVELAND ST, NASHVILLE, TN 37207 MAP 82.3, PARCEL 70

BEING LOT NO, 73 ON THE PLAN OF SHARPE & HARRIS'S SECOND ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 73 FRONTS 55 FEET ON THE EASTERLY SIDE OF JOSEPH ST, RUNS BACK BETWEEN PARALLEL LINES 145 FEET, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HOME TRUST PARTNERS FROM NANCY M RYANS RYANS BY DEED OF RECORD INSTRUMENT # 20040413-0041301, REGISTER'S OFFICE FOR DAVIDSON COUNTY., TENNESSEE. Being the same property as transferred by Warranty Deed on 02/24/2005 and recorded 02/24/2005 from HOME TRUST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP to NASHVILLE HOUSING PROPERTIES, LLC , None Stated, recorded in Document Number 20050224-0020606

J

STATE OF Maryland
COUNTY OF Montgomery

The actual consideration or true value, whichever is greater for this transfer is $ 110,000.00

Affiant Jeri Gibbons, Agent

Subscribed and sworn to before me, this the 16 **Day of** January **20**08

Notary

KIYA McNEIL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 31, 2010

KIYA MCNEIL NOTARY PUBLIC MONTGOMERY CO. MD