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~~

PREPARED BY AND TO BE RETURNED TO:
Vanessa Kovarovic
Industry Partners Title, LLC
433 Broadway 3rd Floor
Saratoga Springs, NY 12866

Davidson County DEEDWARR
Recvd: 02/22/08 10:44 4 pgs
Fees:23.00 Taxes:259.00
20080222-0017429

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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 **LINDA ~~LOU~~ EDENS** 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, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 61 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

This being the same property conveyed to Walter L. Timmons, Jr. by Warranty Deed of Massman Investments, A Tennessee General Partnership dated June 30, 1995 and recorded in Book 9742, Page 474, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 107-14-A-61CO

This property is known as: 1214 MASSMAN DRIVE, NASHVILLE, TN 37217

Subject to Restrictions 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 February, 2008.

Walter L. Timmons, Jr., Grantor

STATE OF Tennessee

COUNTY OF Williamson

On this 14th day of February, 2008 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 STREET
NASHVILLE, TN 37203

Grantee(s) Name, Address, phone:
LINDA EDENS
1214 MASSMAN DR.
NASHVILLE TN. 37217

SEND TAX STATEMENTS TO:
LINDA EDENS
1214 MASSMAN DR.
NASHVILLE, TN.
37217

State of TN
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$70,000.00**, 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 February, 2008.

VICTOR R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Joey Sanders
Type or Print Name

Notary Public

My commission expires:
11/14/2009

Victor R. Henderson
Type or Print Name

Stewart Title Guaranty Company

Commitment Number: AH-0814P EDENS

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No. 61 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

This being the same property conveyed to Walter L. Timmons, Jr. by Warrnty Deed of Massman Investments, A Tennessee General Partnership dated June 30, 1995 and recorded in Book 9742, Page 474, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 107-14-A-61CO

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