THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***135,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 22nd day of February 2008.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Melissa Ratcliff 828 General George Patton Nashvillle, TN 37221	Countrywide Bank, FSB 750 Old Hickory Boulevard #180 Brentwood, TN 37027	MAP 142-09-0 PARCEL 828.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Five Thousand and 00/100 Dollars ($***135,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, Radhika Rendon, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Melissa Ratcliff, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 828, together with carport designated No. 828-C, on the Plan of Phase One – Lot One, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, Page 248, said Register's Office.

BEING the same property conveyed to Radhika Ramayya, unmarried, from Margaret J. Hill, unmarried, by Warranty Deed dated May 1, 1998, of record in Book 10927, Page 613, Register's Office for Davidson County, Tennessee; the said Radhika Ramayya having since married Brian Keating-Rendon is now known as Radhika Rendon.

Brian Keating-Rendon, spouse of Radhika Rendon, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 828 General George Patton Road, Nashville, Tennessee 37221.

Davidson County DEEDWARR
Recvd: 02/25/08 09:54 2 pgs
Fees:13.00 Taxes:499.50
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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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Phase One–Lot One Section Five River Plantation Condominium Apartments of record in Book 5200, Page 145 & 146 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTOR FURTHER COVENANTS and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of February 2008.

Radhika Rendon

Brian Keating-Rendon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Radhika Rendon and Brian Keating-Rendon, the bargainors, 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 this 22nd day of February 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY