FILE NO. SP45611
FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/03/08 11:47 2 pgs
Fees:13.00 Taxes:795.50
20080303-0020780

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kara Dawn Allen	Fifth Third Mortgage	117 3/X-C
(NAME)	(NAME)	(MAP)
127 Hillsboro Place	250 W. Main Street, Suite 100	127.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Lexington, KY 40507	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tulip Tree Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kara Dawn Allen, an unmarried woman**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 127 of Hillsboro Place Condominiuims, a Condominium, a Horizontal Property Regime, located on Hillsboro Place, Nashville, TN, as shown on the plat of Hillsboro Place Condominiums, Condominium apartments, recorded in Book 5200, page 725 as amended in Book 5200, pages 757 and 758, said Register's Office, and described in a Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6244, page 394 as amended in Book 6285, page 209, and By-Laws recorded in Book 6244, page 405, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tulip Tree Properties, LLC, by deed from Molly Chandler Stewart, dated May 24, 2007, of record in Instrument No. 20070608-0069116, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 127 Hillsboro Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 27th day of February, 2008.

Tulip Tree Properties, LLC

By: _____
Ronald W. Cooper, Chief Manager

By: _____
Angela R-Fernandez, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Cooper and Angela R-Fernandez with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Chief Manager and Secretary, respectively, of Tulip Tree Properties, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager and Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ronald W. Cooper and Angela R-Fernandez as such Chief Manager and Secretary, respectively.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of February, 2008.

Notary Public

James M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11/14/09