This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 04/16/08 09:05 2 pgs
Fees:13.00 Taxes:444.00
20080416-0038299

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Tiffani M. Ransom 2089 Nashboro Blvd Nashville, TN 37217	Countrywide Bank, FSB P.O. Box 10423 Van Nuys, CA 91410-0423	**Map** 135-12-0-A **Parcel No.** 54 & 45

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda T. Twelves**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Tiffani M. Ransom** (herein referred to as "Grantee"), her heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Unit No. 2089 and Garage Unit No. 2089 G, Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment and garage Unit established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominiums, of record in Book 4827, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda T. Twelves, single, by deed from John J. Apostolou, dated December 31, 1986, of record in Book 7095, page 918, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that the property is

free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds herself, her heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 15th day of April, 2008.

GRANTOR:

Linda T. Twelves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

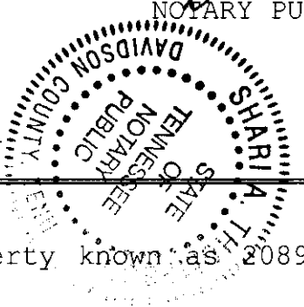
The actual consideration for this transfer is $120,000.00.

Tiffani M. Ransom
AFFIANT

Subscribed and sworn to before me, 15th day of April, 2008.

NOTARY PUBLIC

My Commission Expires:
3-21-09



This is improved property known as 2089 & 2089 G Nashboro Blvd, Nashville, TN 37217:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Linda T. Twelves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2008.

Notary Public

My Commission Expires:
3-21-09

(SEAL)

