Davidson County DEEDWARR
Recvd: 04/30/08 15:35 5 pgs
Fees:28.00 Taxes:1554.00
20080430-0044173

THIS INSTRUMENT PREPARED BY:

T. Chad White

TUNE, ENTREKIN & WHITE, P.C.
Amsouth Center, Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $420,000.00 and the other good and valuable consideration paid herewith.

AFFIANT

Subscribed and sworn to before me, this 29 day of April, 2008.

Notary Public

My Commission Expires: 7/19/08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

New Owner Address:	**Send Tax Bills to:**	**Map / Parcel No.:**
Family Care Specialists, P.C. 1001 Capital Funds Court Nashville, TN 37217	Same	135-10-0D-001.00CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED, TWENTY THOUSAND and 00/100 Dollars ($420,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GENERAL CONSTRUCTION COMPANY, INC., a Tennessee For Profit Corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto FAMILY CARE SPECIALISTS, P.C. ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in DAVIDSON COUNTY, Tennessee more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 1A of the horizontal property regime with private elements commonly known as the Villas at Ransom Park, as further shown and described in the Amended and Restated Declaration of Covenant, Conditions and Restrictions for Villas at Ransom Park of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20080314-0026053 to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to General Construction Company, Inc., a Tennessee For Profit Corporation, by deed from Francis Ransom, David G. Bennett and Karen R. Bennett, of record in the Register's Office for Davidson County, Tennessee at Instrument No. 20050310-0026673.

This conveyance is subject to:

1. The premises herein is an town home apartment with private elements established pursuant to the provisions of the Tennessee Horizontal Property Act as codified at Tenn. Code Ann. § 66-27-101 *et seq.*, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Ransom Park of record in Register's Office for Davidson County, Tennessee at Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910 and Amended and Restated in its entirety in Instrument No. 20080314-0026053.

2. Charter of Villas at Ransom Park Owner's Association of record in Register's Office for Davidson County, Tennessee at Instrument No. 20051025-0128823.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001213-0122751, Register's Office for Davidson County, Tennessee.

4. Easement(s) of record in Book 1237, page 111 and Book 2649, page 593 in the said Register's Office.

5. Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 135-10-0D-001.00CO.

6. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record to the estate or interest or mortgage thereon covered by this Commitment.

8. Easements, or claims of easements, not shown by the public records.

9. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.

10. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.

11. Rights of tenants in possession under unrecorded lease(s).

12. Rights of tenants in possession as "Tenant Only".

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[*Remainder of Page Intentionally Left Blank - Acknowledgment on Following Page*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this General Warranty Deed to be executed on this 29th day of April, 2008.

GRANTOR:

GENERAL CONSTRUCTION COMPANY, INC.

By: Linda Layne
Linda Layne

Its: Secretary / Treasurer

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared LINDA LAYNE, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the SECRETARY / TREASURER of GENERAL CONSTRUCTION COMPANY, INC, a Tennessee For Profit Corporation (the "Corporation"), the within named bargainor, and that she as such SECRETARY / TREASURER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as SECRETARY / TREASURER .

WITNESS my hand and official seal at office in Nashville, Tennessee this the 29th day of April, 2008.

Amy D. Nix
Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07 / 19 / 08.

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: 7-19-08

