PREPARED BY & ~~RETURN TO~~: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 07/03/08 13:51 2 pgs
Fees:13.00 Taxes:808.45
20080703-0069087

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2008 by and between **Trophy Homes, LLC a Limited Liability Corporation,** herein after referred to as **GRANTOR**, and **K. Leah London, a single woman** herein after referred to as **GRANTEES.**

WITNESSETH: That for and in consideration of **Two Hundred Eighteen Thousand Five Hundred ($218,500.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declarations of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, including with limitation the BY-Laws appended thereto as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 7th Avenue Townhomes, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, for a more complete description of said unit.

Being part of the same property conveyed to Trophy Homes, LLC by Deed from Rhonda Ford and Joseph Pedro dated 3/30/2007 of record in Instrument# 20070509-0055739, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20080619-0063190, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Map & Parcel: Part of 81-8-212.00
This is un-improved property known as: 1808-A 7th Ave North, Nashville, TN 37203

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

.NAME & ADDRESS OF NEW PROPERTY OWNER:
Bank of America, NA
9000 Southside Blvd
Jacksonville, FL 32256

SEND TAX BILLS TO:
New Owner

K. Leah London
1808-A 7th Ave N
Nashville TN 37203

WITNESS MY HAND on the day and year first written above

Trophy Homes LLC
By: Scott E Ford / Chief Manager

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Trophy Homes, LLC by Scott E Ford Chief Manager** to me known to be the person(s) to execute such documents on behalf of the Corporation described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of June, 2008.

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES

NOTARY PUBLIC
My Commission Expires: 7/5/11

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($218500.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of June, 2008.

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES

NOTARY PUBLIC
My Commission Expires: 7/5/11