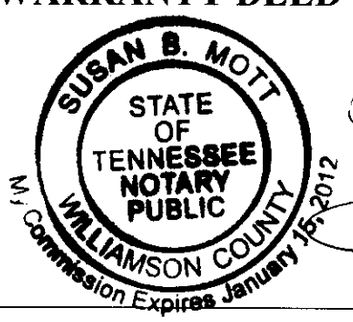
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00.

Affiant

Subscribed and sworn to me on August 29, 2008.

NOTARY PUBLIC

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/17/08 14:18 2 pgs
Fees:13.00 Taxes:333.00

20080917-0095128

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly A. Gipper 2929 Selena Drive, #J135 Nashville, TN 37211	ACOPIA, LLC 306 Northcreek Blvd. Suite 100 Goodlettsville, TN 37072	119-14-0A-135.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RACHEL M. DWYER, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **KIMBERLY A. GIPPER, unmarried,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 135, Building J, on the Plan of Kingswood Condominiums according to Master Deed of record in Book 6058, Page 320 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 520 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made more a more complete description.
>
> Being the same property conveyed to Rachel M. Dwyer, an unmarried woman, from US Bank National Association, as Trustee for Credit Suisse First Boston MBS Heat 2004-4, by Special Warranty Deed dated April, 2006 and recorded on April 25, 2006 in Instrument No. 20060425-0047247, Register's Office for Davidson County, Tennessee.
>
> This conveyance of the above-described parcel of land is subject to 2008 Davidson County and subsequent taxes, which are assumed by the Grantees, and is subject to any and all zoning regulations, covenants, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 2929 Selena Drive, #J135, Nashville, TN 37211

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on August 29, 2008.

Rachel M. Dwyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On August 29, 2008, before me personally appeared Rachel M. Dwyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 29, 2008.

Tara Steward
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11