RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $109,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03026 MCKENZIE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer McKenzie	Same	129150A05800CO
21 Vaughns Gap Road D58		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUTH MONSALVE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER MCKENZIE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 21 Vaughns Gap Road D58, Nashville, TN 37209

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand on the 19th day of May, 2009.

Ruth Monsalve by Chauncey Yano, attorney in fact

Ruth Monsalve by Chauncey Yano, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of May, 2009, before me personally appeared Chauncey Yano to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ruth Monsalve** and acknowledged that he executed the same as the free act and deed of said **Ruth Monsalve**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090033278 DEEDWARR
Recvd: 05/20/09 11:15 2 pgs
Fees:13.00 Taxes:406.63
20090520-0046364

EXHIBIT A - LEGAL DESCRIPTION

Unit 58, BELLE MEADE HIGHLANDS Condominiums, as established under Master Deed of record in Book 7091, Page 302, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Ruth Monsalve and Karen Angel Monsalve by Warranty Deed from Suzanne Nemeth recorded October 5, 2004 in Instrument No. 20041005-0119542, and further conveyed to The Financial Division of CEO Solutions, Inc., by Quitclaim Deed from Karen C. Angel, unmarried, and Ruth B. Monsalve, unmarried, recorded June 20, 2005 in Instrument No. 20050620-0070673, and further conveyed to AMC Enterprises, Corp., by Quitclaim Deed from The Financial Division of CEO Solutions, Inc. recorded December 29, 2005 in Instrument No. 20051229-0156317, and further conveyed to Ruth Monsalve by Quitclaim Deed from AMC Enterprises, Corp. recorded July 25, 2006 in Instrument No. 20060725-0089609, in the Register's Office, Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Ruth Monsalve pursuant to a power of attorney executed by the same on the 05/17/2009, and being filed for in Instrument # 20090520004636 3 Register's Office for Davidson County, Tennessee.