WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Grundy
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES DATE 04/05/11

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC GRUNDY COUNTY, TENN.

R-VRE-09-506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Gifford	Laura Gifford (NAME)	
506 Rose Hall	506 Rose Hall (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-6-N-506.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MEGHANN A. ZOLAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA GIFFORD, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 506 ON THE PLAN OF ROSE HALL CONDOMINIUM SITE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 379, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN COMMON ELEMENTS OF ROSE HALL, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7307, PAGE 760, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JACKSON MOORE, UNMARRIED BY WARRANTY DEED FROM J. HOWARD VAUGHN AND WIFE, SUSAN VAUGHN AND BETHANY R. SMITH UNMARRIED OF RECORD IN INSTRUMENT 20010710-0073510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MEGHANN A. ZOLAN BY WARRANTY DEED RECORDED MAY 7, 2003, INSTRUMENT 20030507-0060766, DAVIDSON COUNTY REGISTER'S OFFICE.

SUBJECT TO:
1. THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 379, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2 ALL PROVISIONS AND RESTRICTIONS CONTAINED IN THE MASTER DEED OF RECORD IN BOOK 7307, PAGE 760, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. BY-LAWS OF RECORD IN BOOK 7307, PAGE 769, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. 2009 PROPERTY TAXES, WHICH ARE NOT YET DUE AND PAYABLE.

SUBJECT TO ANY EXISTING EASEMENTS.
SUBJECT TO ANY SUBDIVISION AND/OR GOVERNMENTAL RULES AND REGULATIONS.

unimproved ( )
This is improved (X) property, known as 506 Rose Hall, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this 24th day of June, 2009.

Meghann A. Zolan

BILL GARRETT, Davidson County
Trans: T20090043435 DEEDWARR
Recvd: 06/30/09 08:10 2 pgs
Fees: 13.00 Taxes: 832.50

20090630-0060463

STATE OF Tennessee
COUNTY OF Davidson

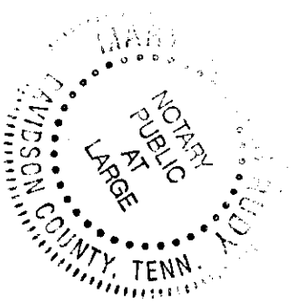
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meghann A. Zolan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2009.

Ma Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903