SPECIAL WARRANTY DEED

B-CRYE-09-1054

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans: T20090055176 DEEDWARR
Recvd: 08/12/09 15:31 2 pgs
Fees: 13.00 Taxes: 340.40
20090812-0076082

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
ALEXIS B. EBERT	New Owner (NAME)	
1054 CAPITAL FUNDS COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		135100D04100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEW SOUTH FEDERAL SAVINGS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXIS B. EBERT, A SINGLE WOMAN, hereinafter called the Grantees, 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 No. 41, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at 20080314-0026053, as amended in Instrument No. 20080502-0044959, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, as amended, to which reference is hereby made for a more complete description and accurate location of said Unit.

Being part of the same property conveyed to STONES RIVER HOMES, INC., A TENNESSEE CORPORATION by deed from GENERAL CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION of record in Instrument 200512080147645 on 12/02/2005 and filed for record on 12/08/2005, Register's Office for DAVIDSON County.
Being the same property conveyed to NEW SOUTH FEDERAL SAVINGS BANK by deed from BROOKS R. SMITH, AS TRUSTEE of record in Instrument 200906020050766 on 05/29/2009 and filed for record on 06/02/2009, Register's Office for DAVIDSON County.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD such as Covenants, Conditions, Restrictions and By-Laws as set forth in Instrument 200510250128829, Instrument 200610020121910, Instrument 200803140026053, and Instrument 200805020044959; Easement(s) as shown of record in Instrument 200012130122751, Instrument 200102060011474, Instrument 200102060011475, and Instrument 200107240078014, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1054 CAPITAL FUNDS COURT, NASHVILLE, Tennessee 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 5th day of August, 2009.

NEW SOUTH FEDERAL SAVINGS BANK

BY: _____

ITS: VICE PRESIDENT

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 5th day of August, 2009, before me personally appeared Ray Henderson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of NEW SOUTH FEDERAL SAVINGS BANK, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2009.

_____
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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