**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 211,000.00

Curtis Wushensky
Affiant

Subscribed and sworn to before me, this 30th day of December, 2002

Mitchell A Watts
Notary Public

My Commission Expires: 10,17,05

Davidson County DEEDWARR
Recvd: 12/31/02 14:33 2pgs
Fees:13.00 Taxes:780.70
20021231-0162770

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| CURTIS WUSHENSKY<br>1904-B Linden Avenue<br>Nashville, Tennessee 37212 | SAME | MAP 104-16-A<br>PARCEL 2 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED ELEVEN THOUSAND AND NO/100------ ---------- ($ 211,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, BETH SCOTT, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CURTIS WUSHENSKY AND WIFE, SHARON WUSHENSKY

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit B, together with the appurtenant interest in the common elements of Belmont Heights-Linden Place, Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 5652, page 77, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase One, Belmont Heights-Linden Place of record in Plat Book 5200, page 319, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beth Scott by deed from John Scott Butler, unmarried, of record as Instrument No. 20001024-0105575 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1904-B Linden Avenue, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Heights-Linden Place of record in Book 5200, page 319, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs , and bind s herself , her heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of December, 2002.

Beth Scott

BETH SCOTT

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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

Witness my hand and official seal this 30th day of December, 2002.

Notary Public

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public