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Realty Title 48-A

This Instrument was prepared from information provided by the parties. No independent title examination was made.

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/12/04 15:31 2pgs
Fees:13.00 Taxes:240.50

20040712-0082857

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Richard T. Scofield
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2004.

Notary Public
My commission expires: 03/14/05

03-0407-32080

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard T. Scofield 2020 Beech Avenue, B-16 Nashville TN 37204	New Owner	105-10A-211

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tara Michelle Johnson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard T. Scofield, hereinafter called the Grantees, their successors and assigns, a 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. B-16, on the Plan of BeechTree Condominiums, as established by Master Deed for BeechTree Condiminiums, of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 11174, Page 328, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office for a more complete description.
>
> Being the same property conveyed to Tara Michelle Johnson by deed from Cabana, LLC, a Tennessee limited liability company, of record in Instrument No. 20004280042325, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2020 Beech Avenue, B-16, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 8th day of July, 2004.

Tara Michelle Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tara Michelle Johnson, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05