THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23215-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Affiant Subscribed and sworn to before me this 17th day of August, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXPT. SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Christina L. Scott 7252 Highway 70 South #1404 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.142.07-0F Parcel No. 073.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Keith**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina L. Scott**, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7252 Highway 70 South #1404, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of August, 2004.

Suzanne Keith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Suzanne Keith**, 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, at office, this 17th day of August, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXPT. SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 08/18/04 10:40 2pgs
Fees:13.00 Taxes:651.20

20040818-0099753

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. 1404, Lot 73, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Inatrument No. 200007200071772, rerecorded in Instrument No. 200008280084760 , Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Suzanne Keith, unmarried by Deed dated 11/30/01 from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record in Instrument No. 20011205-0134132, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee .
2. Charter of Incorporation of Bellevue Commons Townhomes Association, Inc. of record in Instrument No. 200007200071771, amended in Instrument No. 20000915-0091868 and in Instrument No. 200001009-0100204, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bellevue Commons Townhomes, of record in Instrument No. 20000720007172, rerecorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement for ingress & egress of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee.
6. Easement for storm drainage of record in Instrument No. 200003100025049, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 11426, page 63, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 200006160060368, Register's Office for Davidson County, Tennessee.