PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/14/05 14:28 2 pg
Fees:13.00 Taxes:686.35
20050614-0068000

W & I Ref:(_____) Title No: 46417
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey Scott McMahon 7252 Highway 70 S #1404 Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-07-F-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina L. Scott , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Scott McMahon** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 Unit No. 1404 on the Plan of Bellevue Commons Townhomes, a planned united development established under the proper provisions of the Tennessee horizontal property regime act, and setout in Exhibit "A" of the Master Deed & By Laws of Record in Doc. No. 200007200071772 and Re-Recorded in Doc. No. 200008280084760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christina L. Scott, unmarried by deed from Suzanne Keith, unmarried, of record in Doc. No. 20040818-0099753, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, as setout in Exhibit "A" of the Master Deed of record in Doc. NO. 200007200071772 and Re-Recorded in Doc. No. 200008280084760, said Register's Office, which plan reference is made for a complete description; Provisions of the Master Deed and By Laws which establish a Planned Unit Development of record in Doc. No. 200007200071772 and Re-Recorded in Doc. No. 200008280084760, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7252 Highway 70 South, #1404, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2005.

Christina L. Scott

State of California
County of Los Angeles

On this 10th day of June, 2005 , before me the undersigned authority, personally appeared Christina L. Scott , to me ~~known (or~~ proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: March 21, 2006

Notary

DAVID J. FERGUSON
COMM. #1344672
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires March 21, 2006

State of California
County of Los Angeles

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2005

Notary Public

My Commission Expires: Mar 21, 2006

DAVID J. FERGUSON
COMM. #1344672
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires March 21, 2006