Return to: John T. Cook, P.C.
2927 Berry Hill Drive
#19374-3 Nashville, TN 37204

BOX 14-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 46832

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/05 14:30 3 pgs
Fees:18.00 Taxes:670.74

20051207-0147422

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roseann C. Montanary 7252 Highway 70 South, #1405 Nashville, Tennessee 37221	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 142-07-F-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$181,280.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James V. McArdle ,married Erin J. McArdle , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roseann C. Montanary , unmarried** 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. 74, Unit No. 1405 on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the property provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and 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 James V. McArdle, married and Erin J. McArdle, unmarried by ded from Charles Venezia and Margaret M. Venezia, husband and wife, of record in Doc. 20040617-0071932, Register's Office for Davidson County, Tennessee.

Linda McArdle spouse of James V.McArdle joins in this conveyance for the sole purpose of conveying any and all martial interest in subject property.

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

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, as set out 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 shows a minimum building setback line to which Plan reference is made for a complete description. The 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 instrument is executed on behalf of James V. McArdle and Linda McArdle by Erin J. McArdle as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7252 Highway 70 South, #1405, 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 5th day of December, 2005 .

James McArdle by Erin McArdle, atty-in-fact
James V. McArdle By:Erin J. McArdle, Atty-in-Fact

Erin McArdle
Erin J. McArdle

Linda McArdle by Erin McArdle, atty-in-fact
Linda. McArdle By:Erin J. McArdle, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 5th day of December, 2005 , before me the undersigned authority, personally appeared **Erin J. McArdle** , 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:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $181,280.00

Affiant

Sworn and subscribed before me this 5th day of December, 2005

My Commission Expires: 5/22/09

JOHN T. CLEMENT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

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 , **Erin J. McArdle** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James V. McArdle and Linda McArdle By:Erin J. McArdle,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: James V. McArdle ,married Erin J. McArdle , unmarried

TO: Roseann C. Montanary , unmarried

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Erin J. McArdle, Affiant

Sworn to and subscribed before me this

5th day of December, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007