Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Victoria L. Wise, and husband, Michael Olson, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Theodore A. Maurer, and wife, Marcia A. Maurer, 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 Unit No. 24 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victoria L. Wise by deed from Cheryl A. Brown, an unmarried woman, dated July 9, 2004, of record in Instrument No. 20040713-0083170, Register's Office for Davidson County, Tennessee.

Michael Olson, spouse of Victoria L. Wise, joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 110 Bellevue Road #24, Nashville TN, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 8th day of December, 2005

Victoria L. Wise

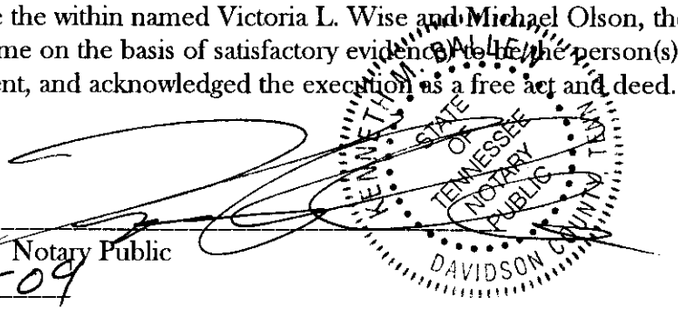
Michael Olson

Davidson County DEEDWARR
Recvd: 12/15/05 12:57 2 pgs
Fees:13.00 Taxes:362.60

20051215-0150729

State of Tennessee)
County of Davidson)

On this 8th day of December, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Victoria L. Wise and Michael Olson, the bargainor(s), 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.



Notary Public

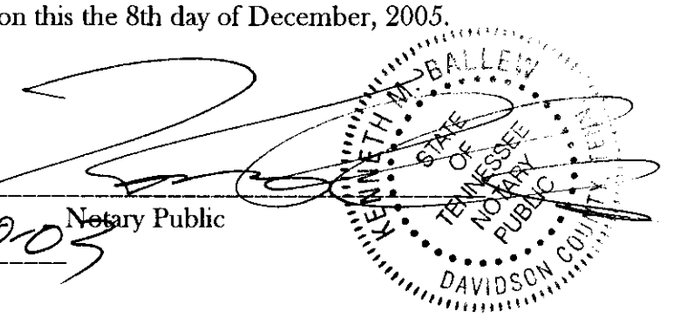
My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98,000.00.

X _____
Affiant

Sworn and subscribed before me on this the 8th day of December, 2005.



Notary Public

My Commission Expires: 7-30-09

NEW OWNER:
Theodore A. Maurer
110 Bellevue Road #24
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
142-15-A-24CO