WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 14:09 2 pgs
Fees:13.00 Taxes:388.50

20060323-0033475

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS , GREATER FOR THIS TRANSFER IS $ 105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William A. and Betsy Scanlan	same	MAP: 117
2012 LaVista Drive		GROUP: 03B
Nashville TN 37215		PARCEL: 212.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OP PROPERTIES, A PARTNERSHIP COMPOSED OF WILLIAM T. OWEN, CHAD I. PEARMAN AND JEAN MARIE OWEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM A. SCANLAN, AND WIFE, BETSY SCANLAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2601 Hillsboro Road, N-6, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 17th day of March, 2006.

OP Properties

BY:_____
William T. Owen, Partner

OP Properties

BY:_____
Chad I. Pearman, Partner

OP Properties

BY:_____
Jean Marie Owen, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, William T. Owen, Chad I. Pearman and Jean Marie Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Partners of OP PROPERTIES, the within named barganor, a partnership, and that William T. Owen, Chad I. Pearman and Jean Marie Owen, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said pertnership for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of March, 2006.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

UNIT N-6 ON THE PLAN OF THE REVISED THE VILLAGER CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF VILLAGER CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5434, PAGE 665, CORRECTED IN BOOK 5487, PAGE 967, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO OP PROPERTIES, A PARTNERSHIP COMPOSED OF WILLIAM T. OWEN, CHAD I. PEARMAN AND JEAN MARIE OWEN BY SUBSTITUTE TRUSTEE'S DEED FROM DENISE GRIFFIN, AS SUBSTITUTE TRUSTEE, RECORDED ON THE 21ST DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060221-0019783, IN THE REGISTER'S OFFICE OF NASHVILLE COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO BENJAMIN A. WILLIAMSON, UNMARRIED BY WARRANTY DEED FROM SUSIE P. THIEMONGE, UNMARRIED, RECORDED THE 7TH DAY OF OCTOBER, 2002, IN INSTRUMENT NO. 20021007-0121912, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.