THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0604021 Record and Return to: BOX 50-B RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2006. Notary Public My commission expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

Davidson County DEEDWARR
Recvd: 06/19/06 11:59 2 pgs
Fees:13.00 Taxes:758.50
20060619-0072707

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Leslianne E. Yen 2025 Woodmont Blvd., #215 Nashville, TN 37215	LJY Tr Box 809 Memphis, TN 38101	MAP 117-11-J PARCEL 215

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SC Ventures Partnership, a Tennessee general partnership** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslianne E. Yen** (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 215 of The Hillmont Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 and rerecorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being part of the same property conveyed to SC Ventures Partnership, a Tennessee general partnership by deed dated April 27, 2005, from The Garden Partners, a Tennessee general partnership, of record in Instrument No. 20050506-0051549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantee.
2. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
3. Conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office of Davidson County, Tennessee.
4. All matters shown on the Plan attached as Exhibit "C" to the Master Deed for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 as re-recorded in Instrument No. 20040212-0017074, Register's Office of Davidson County, Tennessee.
5. Right of Entry Agreement of record in Book 9921, Page 620, Register's Office of Davidson County, Tennessee.

This is improved property known as: 2025 Woodmont Blvd., #215, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that it is lawfully seized of said land in fee simple has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds itself and its successors, heirs, and assigns to warrant and forever defend the title to said land to

Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2006.

Grantor: SC VENTURES PARTNERSHIP, a Tennessee general partnership:

By its Partner:
CPI REALTY, L. P., a Tennessee limited partnership

By its General Partner:
CROWE PROPERTY INTEREST, INC., a Tennessee corporation

By: _____
G. Nelson Crowe, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, G. Nelson Crowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is President of Crowe Property Interest, Inc., a Tennessee corporation, which is a General Partner of CPI Realty, L.P., a Tennessee limited partnership, which is a Partner of SC Ventures Partnership, a Tennessee general partnership, the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office, this 15th day of June, 2006.

_____
Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009