This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 10/17/06 09:50 3 pgs
Fees:18.00 Taxes:425.50

20061017-0128603

--------Above This Line Reserved For Official Use Only--------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CHRISTOPHER M. PFEIFFER, A SINGLE MAN**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **NICHOLAS P. MCGINN, JR.** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 20, BELLE MEADE HIGHLANDS CONDOMINIUMS, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7091, PAGE 312, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUMS AS SET FORTH IN EXHIBIT A-2 OF THE SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL CROSS, UNMARRIED BY DEED FROM XIANG GAO AND WIFE, NIANKE WANG RECORDED JULY 12, 2002 IN INSTRUMENT NO.20020712-0083997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSSEE.

PROPERTY BEING FURTHER CONVEYED TO CHRISTOPHER M. PFEIFFER, A SINGLE MAN BY WARRANTY DEED OF MICHAEL CROSS AND WIFE, NICOLE CROSS DATED JUNE 16, 2006 AND RECORDED JUNE 27, 2006 IN INSTRUMENT NO. 20060627-0076493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 129-15-A-20CO

This property is known as: 21 VAUGHNS GAP ROAD, #20, NASHVILLE, TN 37205

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Book 7091, Page 302; CHARTER OF HOA of record in Book 7102, Page 223; Davison County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15 day of September, 2006.

Christopher M. Pfeiffer by Mark Edwards Atty In Fact

Christopher M. Pfeiffer
By: Mark Edwards, his Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK EDWARDS with whom I am personally acquainted (or whose identity was 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 the Attorney in Fact Christopher M. Pfeiffer and is authorized by Christopher M. Pfeiffer to execute this instrument on his behalf. Power of Attorney being recorded simultaneously herewith in Instrument No. 35, Register's Office for Davidson County, TN.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of September, 2006.

NOTARY PUBLIC

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 29, 2006

Grantor(s) Name, Address, phone:
CHRISTOPHER M. PFEIFFER

Grantee(s) Name, Address, phone:
NICHOLAS P. MCGINN, JR.
702 GREELEY DRIVE
ANTIOCH, TN 37013

SEND TAX STATEMENTS TO:

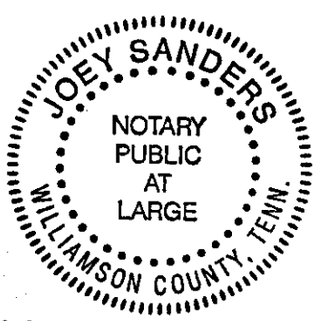
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$115,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of September, 2006.



(Seal)

My Commission Expires NOV. 29, 2006

My commission expires:

_____

Affiant

Shannon Sylvester
Type or Print Name

Notary Public

Joey Sanders
Type or Print Name