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*

Davidson County DEEDWARR
Recvd: 10/30/06 14:18 2 pgs
Fees:13.00 Taxes:695.60
20061030-0134403

W & I Ref(__gj__) Title No: 48310
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Linn H. McCain Catherine D. McCain 1200 Beddington Park Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 131050B11600CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$188,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Galbreath II, a Tennessee Limited Partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linn H. McCain and spouse, Catherine D. McCain** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 116 of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050 page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Galbreath II, a Tennessee Limited Partnership by deed from David R. McDonald, Jr., and wife, Katherine M. McDonald (also known as Katharine M. McDonald) of record in Doc. No. 20031110-0164504, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30 and as shown as Exhibit "D" to the Master Deed in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement of record in Book 6869, page 157, and Book 6869, page 162, rerecorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office and Easement Agreement of record in Doc. No. 20010912-0099679, said Register's Office..

This is improved property, known as: 116 Summit Ridge Court, Nashville, Tennessee 37515

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 27th day of October, 2006.

Galbreath II, a Tennessee Limited Partnership

By: Galbreath Properties, Inc., its General Partner by,
John K. Kimery
Title: **Secretary**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John K. Kimery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Secretary** (or other officer authorized to execute this instrument) **Galbreath Properties, Inc., its General Partner, the General Partner of Galbreath II, a Tennessee Limited Partnership,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in October 27, 2006 Tennessee this the 27th day of October, 2006.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,000.00

Affiant

Sworn and subscribed before me this the 27th day of October, 2006.

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

My Commission Expires: My Commission Expires JULY 21, 2007

Notary Public

Wldoc: Deed Wty—12/92