Davidson County DEEDWARR
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20061218-0155458

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
THOMAS LAND DELEOT, JR., et ux 2218 Belmont Boulevard, Unit 1 Nashville, Tennessee 37212	Same	#104-16-OD-001.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BELMONT LOFTS, LLC,** a Tennessee Limited Liability Company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **THOMAS LAND DELEOT, JR., and wife, LAURA CROOKSTON DELEOT** ("Grantee") herein, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Unit in Davidson County, Tennessee, being Unit No. 1 of Belmont Lofts, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, according to the Master Deed of record at Instrument No. 20051028-0130475, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, and more particularly described on the Plat which is also appended thereto, to which instruments reference is hereby made for more complete detail of description, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING part of the same property conveyed to Belmont Lofts, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20051028-0130474, Register's Office of Davidson County, Tennessee.

Subject to:

1. The current year Property Taxes, which have been prorated and paid by Grantor herein.

2. All matters shown on the Plat of record in Book 421, page 34, said Register's Office.

3. The Covenants, Conditions and Restrictions, Reservations, Easements, Liens for assessments, Powers of attorney and Limitations on title created by the "Tennessee Horizontal Property Act," Tennessee Code Annotated §66-27-101 et seq., and as set forth in the Master Deed and Bylaws recorded in Instrument No. 20051028-0130475, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees 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 as otherwise herein set out.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of DECEMBER 2006.

BELMONT LOFTS, LLC

BY: _____

Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, ROBERT W. LOWE, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is MANAGING MEMBER of BELMONT LOFTS, LLC, a Tennessee Limited Liability Company, and is authorized by the Company to execute this instrument on behalf of the Company.

Witness my hand, at office, this 8th day of December, 2006.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Bettie Jane Winton
NOTARY PUBLIC
My Commission Expires: 1/23/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00. This is equal to or greater than the property would bring as a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 08 day of Dec, 2006.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

NOTARY PUBLIC

My Commission expires: 1/23/10