Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
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Davidson County DEEDWARR
Recvd: 02/27/07 10:52 2 pgs
Fees:13.00 Taxes:989.75
20070227-0024096

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 23 day of February 2007.

Notary Public
My commission expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Beattie	CTX MTG.	128-120A-10700CO
320 Old Hickory Blvd., #2311	P.O. Box 650269	
Nashville TN 37221-0000	DALLAS, TX 75265-0269	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lori Lynch, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark Beattie, an unmarried person, and Tonya Ellis, an unmarried person, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 107 Bldg No. 23 on the Plan of Section 6 Phase 1-B Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 2001011-0110875 Supplemented and Amended by Supplement and Amendment No. 20 to the Master Deed of record in Instrument No. 20030108-0003693 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lori Lynch by deed from Eagle Ridge at the Reserve, LLC a Tennessee limited liability company of record in Instrument No. 20030707-0092908 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) Charter of Eagle Ridge at the Reserve Homeowner's Association of record in Instrument No. 20010112-0003836 and amended in Instrument No. 20010112-0003839 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20011011-0110875 as amended and made applicable in 20030108-0003693 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Eagle Ridge at the Reserve Condominiums 4) Restrictions of record

in Instrument No. 20010116-004521 5) Storm Water Detention Agreement of record in Instrument No. 200103-0109348

This property is improved property known as 320 Old Hickory Blvd., #2311, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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 my hand this 23 day of February, 2007.

Lori Lynch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Lynch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 2007.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1580

Amy Cross Nance
State of Tennessee Notary Public
Williamson County