This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/12/07 10:20 3 pgs
Fees:18.00 Taxes:1028.60
20070312-0029901

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Lunn and wife, Sue Lunn** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Christy R. McMahan** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" for Legal Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 28 day of February, 2007.

Michael Lunn

Sue Lunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Michael Lunn and wife, Sue Lunn**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of February, 2007

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$278,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Daniel Pittman
Affiant

Sworn to and subscribed before me this 28 day of February, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 160-15-0-A-055.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Christy R. McMahan
232 Hearthstone Manor Lane
Brentwood, TN 37027

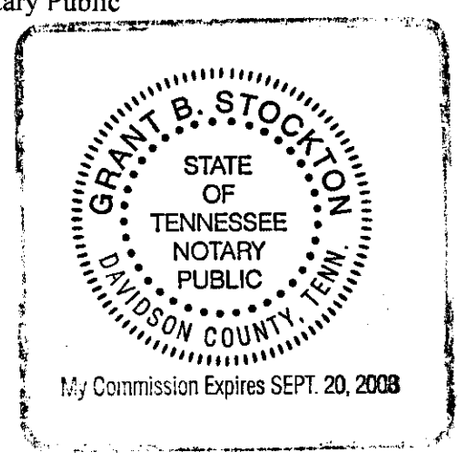


Exhibit A

Land in Davidson County, Tennessee, being Unit No. 55, as shown on the map entitled Condominium Site Plan, Phase IV, Hearthstone Manor Subdivision, of record in Plat Book 6200, page(s) 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Lunn and wife, Sue Lunn, by Special Warranty Deed from Montecito I, LLC dated 08/09/06, and recorded 08/15/06 in Instrument No. 20060815-0100421, Register's Office Davidson County, Tennessee. Also being the same property conveyed to Montecito I, LLC , a Nevada limited liability Company, by Quitclaim Deed from Hearthstone Manor Partners, II, a Tennessee general partnership, successor by merger to Hearthstone Partners, a Tennessee general partnership, a/k/a Hearthstone Manor Partners dated 03/18/04 and recorded 03/30/04 in Instrument No. 20040330-0035688, Register's Office for Davidson County, Tennessee.