Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2007.

Notary Public
My commission expires: 5/22/10

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 12/03/07 10:15 2 pgs
Fees:13.00 Taxes:407.00
20071203-0139610

03-0711-35097

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Tyne Pearsall	First Tennessee Loans	105-10-0-A-107.00CO
2020 Beech Avenue, #A-7	2525 West End Avenue #400	
Nashville TN 37204	Nashville,TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ted J. Stevenson, II, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashley Tyne Pearsall, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-7 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, said Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, Page 328, Register's Offifce, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit "E" to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Ted J. Stevenson, II, unmarried, by deed from Cabana, LLC, a Tennessee Limited Liability Company, dated 2-29-00, recorded 3-3-00 of record in Instrument No. 20000303-0021566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2020 Beech Avenue, #A-7, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 30 day of November, 2007.

Ted J. Stevenson, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ted J. Stevenson, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2007.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09