PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/21/07 14:08 2 pgs
Fees:13.00 Taxes:926.85
20071221-0146651

W & I Ref:(__gj___) Title No: 49094
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Terra Major LLC, a Pennsylvania limited liability company 278 Hothorpe Lane Villanova, Pennsylvania 19085	SAME

TAX MAP-PARCEL NUMBERS: 131060D51300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel C. Tegano , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terra Major LLC, a Pennsylvania limited liability company** 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 513 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, Page 70, as Amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel C. Tegano by deed from N. Russell Young, unmarried dated March 30, 2004 and recorded on April 16, 2004 of record in Doc. No. 20040416-0043223, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2008 and subsequent years; The Plan of record in Book 6250, Page 284, revised in 6250, Page 649 and as further set out in the Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium of record in Book 6690, Page 70, as Amended by Amendments of record in Book 6739, Page 701; and Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325, said Register's Office, shows an owner's certificate, minimum building set back line and easement to which Plan reference is hereby made fro a more complete description; Restrictive Covenants of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, said Register's Office and subject to the Master Deed and By-laws which contain restrictive covenants of record in Book 6690, page 70, Book 6690, page 70, Book 6690, page 119, Book 6911, page 827, Book 6778, page 532, Book 6778, page 536, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, said Register's Office and Book 6739, page 701, Book 6890, page 963, Book 6903, page 351, and Book 6962, page 325 for said County, to which plan reference is hereby made for a more complete description, 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.

This is improved property, known as: 513 Belair Way, Nashville, Tennessee 37215

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 18th day of December, 2007.

Rachel C. Tegano

State of NEW YORK

County of New York

On this 18th day of December, 2007 , before me the undersigned authority, personally appeared Rachel C. Tegano, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-1-08

Notary

GAVIN McNALLY
Notary Public - State of New York
No. 01MC6111035
Qualified in New York County
Commission Expires June 1, 2008

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 $250,500.00

Affiant

Sworn and subscribed before me this the 19th day of December, 2007

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.