THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2008. Notary Public MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bruce T. Teegan	FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, N.A.	MAP 093-061-J
415 Church Street Unit # 1201	P.O. Box 809	PARCEL 33.00CO
Nashville, TN 37209	MEMPHIS TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Martin S. Bloom and wife, Mary P. Bloom**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce T. Teegan and wife, Ruth H. Teegan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1201 of the Viridian Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian Condominiums of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements therof, and the ByLaws for the administration thereof, and all 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 buildings thereof to said Master Deed.

Being the same property conveyed to Martin Bloom and his wife, Mary Bloom, by deed from Viridian Development Company, LLC a Tennessee Limited Liability Company, of record as Instrument No. 20061013-0127572, in the Registers Office for Davidson County, Tennessee, dated October 12, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **415 Church Street Unit # 1201, Nashville, TN 37209.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this the 19th day of February, 2008.

Martin S. Bloom

Mary P. Bloom

Mary P. Bloom

Davidson County DEEDWARR
Recvd: 02/27/08 11:12 4 pgs
Fees:23.00 Taxes:1591.00
20080227-0019199

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martin S. Bloom** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of February, 2008.

My Commission expires _____ _____
Notary Public

See attached California All-Purpose Acknowledgment

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary P. Bloom** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of February, 2008.

See attached California All-Purpose Acknowledgment

My Commission expires _____ _____
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF NAPA)

On February 13, 2008 before me, Kathleen A. Herdell, Esq. Notary Public
DATE NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Martin S. Bloom

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen A Herdell (SEAL)
NOTARY PUBLIC SIGNATURE

NRO1 KATHLEEN A. HERDELL
COMM. #1583766
Notary Public - California
Napa County
My Comm. Expires May 30, 2009 NRO1

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Warranty Deed

DATE OF DOCUMENT February 13, 2008 NUMBER OF PAGES Two

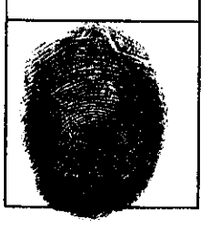
SIGNER(S) OTHER THAN NAMED ABOVE Mary P. Bloom

SIGNER'S NAME Martin S. Bloom SIGNER'S NAME Mary P. Bloom

RIGHT THUMBPRINT



RIGHT THUMBPRINT



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF NAPA)

On February 13, 2008 before me, Kathleen A. Herdell, Esq. Notary Public
DATE NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC"

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WITNESS my hand and official seal.

Kathleen A Herdell (SEAL)
NOTARY PUBLIC SIGNATURE

NRO1 KATHLEEN A. HERDELL NRO1
COMM. #1583766
Notary Public - California
Napa County
My Comm. Expires May 30, 2009

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SIGNER(S) OTHER THAN NAMED ABOVE Martin S. Bloom

SIGNER'S NAME Martin S. Bloom SIGNER'S NAME Mary P. Bloom

RIGHT THUMBPRINT



RIGHT THUMBPRINT

