BOX #14A
G#12636-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
RICARDO L. RODRIGUEZ	SOUTHTRUST MORTGAGE CORPORATION	MAP 105-10-0-A
(NAME)	(NAME)	
2020 Beech Avenue, #C-2	210 Wildwood Parkway	PARCEL 300.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35209	FB #16W-19133
(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, CABANA, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICARDO L. RODRIGUEZ AND EDITH J. RODRIGUEZ, HUSBAND AND WIFE

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-2 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, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, 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 Map to the Master Deed, of record in Book 11174, Page 284, said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Cabana, LLC, a Tennessee limited liability company, by Deed from Carol Silverman and Martin Silverman, Co-Executors of the Estate of Sam Silverman, deceased, Calvin, L. Tate, Maxie O. Patton, and Sidney Schattan, Co-Executors of the Estate of Emmanuel Schatten, deceased, and Murray A. Lynn and wife, Sonia S. Lynn, of record in Book 11063, Page 453, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all the provisions of the Tennessee

CONTINUED

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue, #C-2, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of February 19 99

CABANA, LLC

By:

WILLIAM R. HOSTETTLER, CHIEF MANAGER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared WILLIAM R. HOSTETTLER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of the CABANA, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 1999.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

"Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of BeechTree Condominiums of record aforementioned; and taxes for the current year which have been assumed by the Grantees herein.

RECORDERS MEMO:
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT MAY BE
UNSATISFACTORY WHEN RECEIVED

0551887
RECEIVED FOR RECORD & REFERENCE
99 FEB 23 AM 10:02
MARGARET L. KEISTER
REGISTER DAVIDSON COUNTY, TN.
0911 02/22 0101 CHECK 186.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 840

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05518877

IDENTIF. & REFERENCE

99 FEB 23 AM 10:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	186.75
CHECK	186.75

02/23/99 01 10:01 0001 8911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428129