This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $70,500.00

Affiant

Subscribed and sworn to before me, This 21st day of May, 2004.

Notary Public

My Commission Expires: 11-25-06

STEPHANIE A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Davidson County DEEDWARR
Recvd: 06/03/04 15:55 2pgs
Fees:13.00 Taxes:260.85
20040603-0065668

Address New Owner	Send Tax Bills to:	Map-Parcel
David Morgan Kwartowitz	Franklin American Mortgage	105-10-A-403
2020 Beech Avenue, Unit # D8	501 Corporate Centre Dr. #400	
Nashville, TN 37204	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Brett Sahler and wife, Patricia Scott-Sahler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Morgan Kwartowitz, unmarried hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-8 of the Beech Tree 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 Beech Tree Condominiums, of record in Book 11174, Page 284, of record in the 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 Beech Tree 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 said unit.

Being the same property conveyed to Brett Sahler and wife, Patricia Scott-Sahler by Special Warranty Deed from household Financial Center, Inc., of record in Instrument No. 20030724 0103732, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. All matters set forth in Master Deed of record in Book 11174, Page 284 as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee

This is improved property known as 2020 Beech Avenue #D8 Nashville, TN 37204

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of May, 2004

Brett Sahler

Patricia Scott-Sahler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan a Notary Public in and for the said County and State, personally appeared Brett Sahler and Patricia Scott-Sahler, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 21st day of May, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

MY COMMISSION EXPIRES: 11-25-06