WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,300.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-COM-05-212

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chad L. Freedman	Charter One Mortgage	
212 Hillsboro Place (ADDRESS)	(NAME) 501 Corporate Center Drive Ste 220 (ADDRESS)	117-3-D-212.00CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHANNON R. VICKERY, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHAD L. FREEDMAN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the plan of Hillsboro Station Condominiums, of record in Book 6250, page 751, 752 & 753, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, Register's Office for said County.

Being the same property conveyed to Shannon R. Vickery, by Deed from Ernesto Millan and wife, Jannissee Olmeda Millan, dated August 4, 2000, of record in Instrument No. 20000809-0078980, Register's Office for Davidson County, Tennessee.

The Spouse of Shannon R. Vickery does not join in this conveyance, as subject property has never been his primary residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 01/21/05 11:01 2 pgs
Fees:13.00 Taxes:574.61

20050121-0007936

unimproved ( )
This is improved (X) property, known as 212 Hillsboro Place, Nashville, Tennessee 37215
(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/our hand(s) this 18th day of January, 2005.

* Shannon R. Vickery 1-17-05
Shannon R. Vickery

OFFICIAL SEAL
LINDA LEE WENHAM
NOTARY PUBLIC-OREGON
COMMISSION NO. 376539
MY COMMISSION EXPIRES FEB 28, 2008

STATE OF Oregon
COUNTY OF Lane

Personally appeared before me, Linda Lee Wenham, a Notary Public in and for said County and State, the within named Shannon R. Vickery, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at 1790 Hwy 101 Florence, Oregon, this 17th day of January, 2005.

My Commission Expires:
Feb. 28, 2008

Linda Lee Wenham
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 18th day of January, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800