State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $104,000.00.

Subsribed and sworn before me this the 28th day of December, 2005.

(Affix Seal) MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires March 23, 2009

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 01/03/06 12:04 2 pgs
Fees:13.00 Taxes:384.80
20060103-0000540

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500979
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Kristin Collie
2020 Beech Avenue, D-4
Nashville, TN 37204

Send tax bills to:
CTX MORTGAGE COMPANY, LLC
801 94th Avenue North
St. Petersburg, FL 33702

Map 105-10-A Parcel 401

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gerald Andrady, an unmarried man and Alan Huffman, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kristin Collie, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit D-4, on the Plan of BeechTree Condominiums, shown as Exhibit "E" to the Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Gerald Andrady, an unmarried man and Alan Huffman, an unmarried man, as tenants in common with no right of survivorship by Deed dated September 28, 2005 of record in Instrument Number 20051004-0119028, said Register's Office. Said property is also the same property conveyed to Jeff Martinez, a married man by Deed dated April 10, 2002 of record in Instrument Number 20020410-0044056, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2020 Beech Avenue, D-4, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of December, 2005.

Gerald Andrady,

Alan Huffman,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gerald Andrady, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2005.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Alan Huffman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2005.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2006