Davidson County DEEDWARR
Recvd: 01/19/06 12:35 2 pgs
Fees:13.00 Taxes:962.00

20060119-0007301

WARRANTY DEED

P-RBM-05-0366

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Vogel, Sr.	Regions Bank d/b/a Regions	
366 Ardsley Place (ADDRESS)	(NAME) 810 Crescent Centre Drive, Suite 300 (ADDRESS)	131.05-OC-366.00 CO
Nashville, Tennessee 37215-3247 (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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B&B INVESTMENT PROPERTIES OF BRENTWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC L. VOGEL, SR. AND WIFE, BRENDA C. VOGEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Certain Tract or parcel of land situated in Davidson County, Tennessee, described as follows: Being Unit No. 366 on the plan of The Hillsborough Condominiums of record in Book 6250, page 699, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interests in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Hillsborough Condominiums, as of record in Book 6250, page 699, and Master Deed of record in Book 6822, page 721, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B&B Investment Properties of Brentwood from Priority Trustee Services of TN, LLC, by Substitute Trustee's Deed filed for record on Instrument No. 20050719-0083852, dated June 30, 2005, and filed for record July 19, 2005, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 366 Ardsley Place, Nashville, Tennessee 37215-3247
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of January, 2006.

B&B Investment Properties of Brentwood

By: _____
Rodney Brower, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of January, 2006, before me personally appeared Rodney Brower, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of B&B Investment Properties of Brentwood, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of January, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959