WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICH... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON ... TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tommy V. Bowden	World Savings Bank, FSB	Map 122
221 Buck Run Dr.	1901 Harrison Street	Group 1-0-A
Nashville, TN 37214	Oakland, CA 94612	Parcel 358 CO

FOR AND IN 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

Edward T. Arostegui, Jr. and wife, Miranda N. Arostegui

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tommy V. Bowden, an unmarried man
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:

LAND in Davidson County, Tennessee, being Unit No. 25 in Woodland Point, Phase IX, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 20001011-0101044, as amended in Instrument 20020725-0089575 and Instrument 20020904-0107261, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward T. Arostegui, Jr. and wife, Miranda N. Arostegui, by deed from Ole South Properties, Inc., of record in Instrument 20030501-0058371, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions, and By-Laws of record in Instrument 200006070056981; Instrument 20001011-0101044; Instrument 20010510-0048792; Instrument 20000711-0068562; Instrument 20020725-0089575; Instrument 20020904-0107261; Instrument 20040615-0070768, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 66 and Instrument 200007130069314, said Register's Office; (3) Easements to Metropolitan Government of Nashville and Davidson County of record in Book 8332, Page 982, and Instrument 20000419-0039023, said Register's Office; (4) Landscape Easement of record in Instrument 200006120058346, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 221 Buck Run Dr., Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 02/03/06 11:02 2 pgs
Fees:13.00 Taxes:453.25
20060203-0013612

FILE BOX 45

Witness our hands this 1st day of February, 2006.

Edward T. Arostegui, Jr.

Miranda N. Arostegui

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward T. Arostegui, Jr. and wife, Miranda N. Arostegui, 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 and official seal at Nashville, Tennessee, this 1st day of February, 2006.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.