This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Firm/Company:		)
Address:	**219 Ward Circle**	)
Address 2:	**Suite 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**(615) 369-0039**	)
		)

Davidson County DEEDWARR
Recvd: 03/07/06 14:02 3 pgs
Fees:18.00 Taxes:662.30

20060307-0026424

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CARRERA 3 PROPERTIES, LLC**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **BLAKE MARTIN, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 210 ON THE PLAN OF WESTCHASE CONDOMINIUMS AS OF RECORD IN BOOK 5200, PAGE 578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

THIS BEING THE SAME PROPERTY CONVEYED TO JOE ROBERT HENDRICKSON, JR. BY WARRANTY DEED OF JAMES A. WAECHTER AND WIFE, VIRGINIA M. BRENNAN RECORDED JAN. 10, 2003 IN INSTRUMENT NO. 20030110-0004654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO CARRERA 3 PROPERTIES, LLC BY QUITCLAIM DEED OF JOE ROBERT HENDRCKSON, JR. RECORDED SEPTEMBER 10, 2003 IN INSTRUMENT NO. 20030910-0132203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 116-3-F-12CO

This property is known as: 210 WESTCHASE DRIVE, NASHVILLE, TN 37205

Subject to Restrictions MASTER DEED AND BY-LAWS contained in the instruments of record in Book 6097, Page 266, Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362; All matters shown on the Plat of record in Book 5200, Page 578 Davidson County, Tennessee, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 3 day of MARCH, 2006.

Carrera 3 Properties, LLC

By: Joe Robert Hendrickson, Jr.

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Robert Hendrickson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Carrera 3 Properties, LLC a Limited Liability Company, and is authorized by the Limited Liability Company to execute this instrument on behalf of the Limited Liability Company.

WITNESS my hand and official seal this 3 day of MARCH, 2006.

Notary Public

Printed Name: _____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Commission Expires: _____

My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Carrera 3 Properties, LLC
47 Picketts Circle
Acworth, Ga. 30101

Grantee(s) Name, Address, phone:
Blake Martin
210 Westchase Drive
Nashville, TN 37205

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$179,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of March, 2006.

Affiant

Type or Print Name

(Seal)

Notary Public

My commission expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

Type or Print Name