This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/28/06 13:51 2 pgs
Fees:13.00 Taxes:388.50
20060328-0035273

ADDRESS NEW OWNER:

Charles Kendrick Watts, Jr.
2020 Beech Avenue, C-2
Nashville, TN 37204

SEND TAX BILL:
Flagstar Bank, FSB
5151 Corporate Dr.
Troy, MI 48098-2639

MORTGAGEE:

MAP AND PARCEL:
Map 105-10-0-A
Parcel 300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ricardo L. Rodriguez and wife, Edith J. Rodriguez**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Charles Kendrick Watts, Jr.** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. C-2 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, amended in Book 11680, page 193, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit "E" to the Master Deed, of record in Book 11174, page 284, as amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Ricardo L. Rodriguez and Edith J. Rodriguez, husband and wife, by deed from Cabana, LLC, a Tennessee limited liability company, of record in Book 11350, page 838, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2020 Beech Avenue, C-2, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of March, 2006.

Ricardo L. Rodriguez

Edith J. Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ricardo L. Rodriguez and Edith J. Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24 day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2006.

NOTARY PUBLIC

CURREY S. MUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-20-08