Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Chelius
2020 Beech Avenue #A-2
Nashville, Tennessee 37204

MORTGAGEE:
Provident Funding Associates, L.P.
1101 Kermit Drive, Suite 607
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/10/06 15:37 3 pgs
Fees:18.00 Taxes:434.01



20060510-0055118

SEND TAX BILL TO:
Mortgagee

MAP	**105-10**
GROUP	**A**
PARCEL	**100.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cory Owen, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Chelius, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Cory Owen, unmarried by deed from Cabana, LLC of record in Instrument no. 20000612-00586, Register's Office for Davidson County, Tennessee. 51

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2020 Beech Avenue #A-2, Nashville, Tennessee 37204.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **28th** day of **April, 2006.**

Cory Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cory Owen, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $117,300.00.

AFFIANT

Subscribed and sworn to before me on this 28th day
of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

Exhibit "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-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, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, 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 Exhibit Map to the Master Deed, of record in Book 11174, page 284, and amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of said Unit.