This document prepared by:	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 05/15/06 12:19 4 pgs
Fees:23.00 Taxes:539.83

20060515-0056682

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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, **BROOKE WATSON, SINGLE**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOSE A. BASURTO-GONZALEZ, 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 LOT NO. 16, ON THE PLAN OF WOODLAND HILLS, PHASE ONE, OF RECORD IN PLAN BOOK 6900, PAGES 666-669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO PATRICIA HARRIS BY WARRANTY DEED OF KERRIE TILLEY AND KAYLAN ANGELA MICHELLE WILSON AND KASEY WILSON AND ESTATE OF MICHAEL LYNN WILSON DATED MAY 26, 1994 AND RECORDED JUNE 1, 1994 IN BOOK 9362, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO BROOKE WATSON, SINGLE BY WARRANTY DEED OF PATRICIA HARRIS DATED MARCH 31, 2006 AND RECORDED APRIL 10, 2006 IN INSTRUMENT NO.20060410-0040898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*See Attached FHLB Retention Addendum

Map Parcel Number: 134-9-40

This property is known as: 3960 Atkins Drive, Nashville, TN 37211

Subject to Restrictions of record in Book 7632, Page 947; All matters shown on the Plat of record in Book 6900, Pages 666-669, Davidson County, TN, 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 11th day of May, 2006.

Grantor
Brooke Watson

STATE OF Tennessee

COUNTY OF Williamson

On this 11th day of May, 2006 before me personally appeared Brooke Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIE H. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W Davis

Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Brooke Watson
208 Tonya Court
Old Hickory, TN 37138

Grantee(s) Name, Address, phone:
Jose A. Bursato-Gonzalez
3960 Atkins Drive
Nashville, TN 37211

SEND TAX STATEMENTS TO :

SE Financial FCU
444 James Robertson Pkwy.
Nashville, TN 37219

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$145,900.00**, 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 11th day of May, 2006.

Affiant

Michael T. Haley
Type or Print Name

(Seal)

Notary Public

My commission expires:

J. Wayne Thomas
Type or Print Name

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Addendum to Deed:

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.