THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Please Return to: GRISSIM TITLE & ESCROW, LLC 2309 CRESTMOOR RD, STE 300 NASHVILLE, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Heather Rogers Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF JUNE, 2006. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS My commission expires JAN. 24, 2009
Ryan J. Fogarty	Countrywide Home Loans	MAP 105-10-A
2020 Beech Avenue C-6	P.O. Box 981208 FTWX-22	PARCEL 302
Nashville, TN 37204	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **S. Paige Browning, unmarried***

*S. Paige Browning and Sara Paige Browning are one and the same person.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan J. Fogarty**

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 C-6 of Beech Tree Condominiums, A Horizontal Property Regime, established by a Master Deed of Beech Tree Condominium of record in Book 11174, page 284 as amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums as shown on Exhibit Map to the Master Deed of record in Book 11174, page 284 as amended in Book 11680, page 193, said Register's Office, to which Exhibit Map reference is hereby made.

Being the same property conveyed to S. Paige Browning by deed of record as instrument 20000725-0073614, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2020 Beech Avenue C-6, Nashville, TN 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 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.

Witness my hand this the 16th day of June, 2006.

Davidson County DEEDWARR
Recvd: 06/28/06 10:27 2 pgs
Fees:13.00 Taxes:425.50
20060628-0077202

S. Paige Browning by Mary Jenkins Hardin, attorney-in-factor

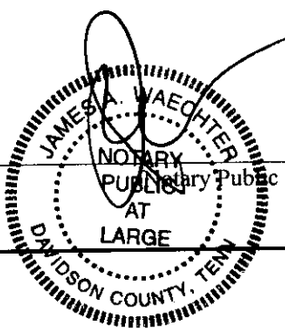
S. Paige Browning by Mary Jenkins Hardin, Attorney-in-Fact

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 **Mary Jenkins Hardin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **S. Paige Browning**, as her Attorney in Fact, as the free act and deed of the within named **S. Paige Browning**.

Witness my hand and official seal this the 16th day of June, 2006.

My Commission expires 1-26-07



Notary Public