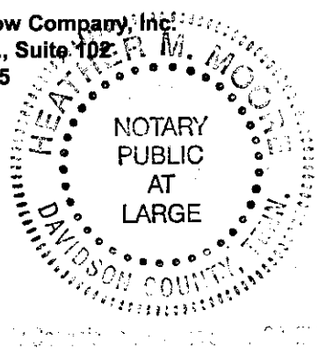
#8971
27613

Davidson County DEEDWARR
Recvd: 07/18/06 15:03 2 pgs
Fees:13.00 Taxes:490.25
20060718-0086700

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2006.

Notary Public
My commission expires: 9/22/07

03-0606-33790

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca O. Zumeta	America's wholesale lender	142-07-O-E-108.00CO
7245 Highway 70 South #108	6440 Southpoint Pkwy #300	
Nashville, TN 37221	Jacksonville, FL 32216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine M. Radakovich and Scott M. Moran, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rebecca O. Zumeta, hereinafter called the Grantees, their successors 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 of the Belle Glen 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 Belle Glen Condominiums of record in Book 11127, Page 361 as amended by First Amendment of record in Book 11156, Page 478; and by Second Amendment of record in Book 11186, Page 935; and by Third Amendment of record in Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, 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 Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11185, Page 935, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Katherine M. Radakovich and husband, Scott M. Moran by deed from Debra Alexander, dated 7-16-04, of record in Instrument No. 20040722-0087895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7245 Highway 70 South #108, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of July, 2006.

Katherine M. Radakovich

Scott M. Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine M. Radakovich and Scott M. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of July, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09