WARRANTY DEED

G-CBB-06-270

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Davidson County DEEDWARR
Recvd: 07/26/06 08:04 2 pgs
Fees:13.00 Taxes:144.30

20060726-0089780

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne A. Johnson	U.S. FEDERAL CREDIT UNION,	
270 Tampa Drive, Unit E-28 (ADDRESS)	1400 RIVERWOOD DRIVE (ADDRESS)	133-16A-68.00 CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	BURNSVILLE, MN 55337 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HUONG THI NGUYEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YVONNE A. JOHNSON, A SINGLE INDIVIDUAL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E 28 OF BARCELONA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 10 AT SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6400, PAGE 801, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BARCELONA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF THIS MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HUONG THI NGUYEN BY WARRANTY DEED FROM TIMOTHY B. CLAY AND WIFE, HEIDI CLAY, RECORDED ON THE 16TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011016-0112661, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6400, PAGE 839-841; BOOK 6400, PAGE 844; BOOK 9723, PAGE 68; BOOK 11509, PAGE 966; BOOK 6400, PAGE 801; BOOK 9397, PAGE 814; BOOK 11509, PAGE 965; BOOK 6400, PAGE 581, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, E-28, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of July, 2006.

Huong Thi Nguyen

STATE OF Tennessee
COUNTY OF Davidson

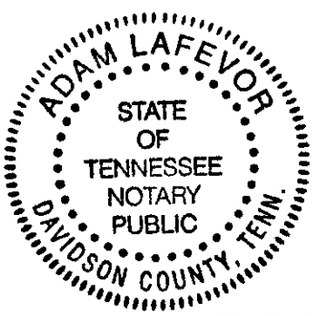
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Huong Thi Nguyen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903