Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/02/06 09:10 2 pgs
Fees:13.00 Taxes:878.75
20060802-0093737

W & I Ref:(_____) Title No: 48071
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melinda Rodriguez 414 W. Brookfield Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116030F06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$237,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen M. Gurucharri Speropulos, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda Rodriguez** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 255 of Westchase Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 427 amended in Book 6250, page 43 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Karen M. Gurucharri, now known as Karen M. Gurucharri Speropulos by deed from Dorothy Sara Fowler Getsay, , married of record in Doc. No. 20040312-0028740, Register's Office for Davidson County, Tennessee.

John Wilson Speropulos, spouse of Karen M. Gurucharri Speropulos, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 427 amended in Book 6250, page 43, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341 page 380, Book 6866, page 362, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 255 Westchase Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

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GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of July, 2006.

Karen M. Gurucharri Speropulos

John Wilson Speropulos

State of Tennessee
County of Washington

On this 27th day of July, 2006 , before me the undersigned authority, personally appeared Karen M. Gurucharri Speropulos and John Wilson Speropulos, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: October 27, 2009

Notary

KENNETH S. BURNETTE
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON COUNTY

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2006

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY