WARRANTY DEED

B-JS-06-3319

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-08 (AFFIX SEAL)

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: (NAME)	MAP-PARCEL NUMBERS
Ramin M. Olson		
3319 Golf Club Lane	Countrywide Mortgage Ventures d/b/a Commerce Union Mortgage	117-7K-10.00 CO
(ADDRESS) Nashville, TN ~~37212~~ 37215	(ADDRESS) 2021 N. Gallatin Rd., Ste. 280 Madison, TN 37115	
(CITY) (STATE) (ZIP)	(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 WHITNEY ELAINE BURROUGH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAMIN M. OLSON, ~~unmarried~~, 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:

BEING THAT CERTAIN CONDOMINIUM APARTMENT UNIT IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS UNIT NO. 3319 ON THE PLAN OF GOLF CLUB PLACE CONDOMINIUMS (HILLSBORO PIKE AND GOLF CLUB LANE) AS OF RECORD IN PLAT BOOK 9700, PAGE 293, AND AS DESCRIBED IN THE MASTER DEED AS OF RECORD IN BOOK 10283, PAGE 431, AS OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, ALL TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE, AND TOGETHER WITH ALL FIXTURES, APPLIANCES, WALL-COVERINGS, CARPETS AND FLOOR COVERINGS AND/OR OTHER IMPROVEMENTS THEREIN AND WITH THE UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO.

BEING THE SAME PROPERTY CONVEYED TO WHITNEY ELAINE BURROUGH BY WARRANTY DEED FROM M. G. GASTON, JR. AND WIFE, KATHY GASTON, RECORDED ON THE 4TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050304-0024378, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3319 Golf Club Lane, Nashville, Tennessee ~~37212~~ 37215
(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 15th day of August, 2006.

Whitney Elaine Burrough

Davidson County DEEDWARR
Recvd: 08/16/06 14:49 2 pgs
Fees:13.00 Taxes:906.50

20060816-0101121

STATE OF Tennessee
COUNTY OF Davidson

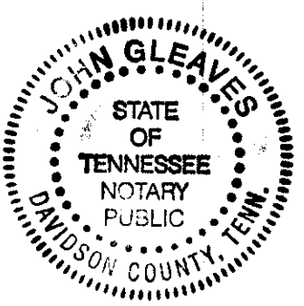
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Elaine Burrough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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