This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 08/28/06 10:56 3 pgs
Fees:18.00 Taxes:1017.50

20060828-0105885

--------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carrera 3 Properties, LLC**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **David White Dortch, married,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305 ON THE PLAN OF WINDSOR TOWER CONDOMINIUM APARTMENTS OF RECORD IN BOOK 5200, PAGE 71, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTANT INTEREST IN THE COMMON ELEMENTS OF 4215 HARDING PIKE HOMEOWNERS' ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5313, PAGE 338 AND BOOK 8666, PAGE 789, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO JOE ROBERT HENDRICKSON, JR. BY WARRANTY DEED OF CHARLES L. THOMPSON, MARRIED (BY LEWIS THOMPSON, HIS ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY RECORDED JANUARY 27, 2003 IN INSTRUMENT NO. 20030127-0010783). SAID DEED BEING RECORDED JANUARY 27, 2003 IN INSTRUMENT NO. 20030127-0010786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO CARERRA 3 PROPERTIES, LLC BY QUITCLAIM DEED OF JOE ROBERT HENDRICKSON, JR. RECORDED SEPTEMBER 10, 2003 IN INSTRUMENT NO. 20030910-0132207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 103-16-B-28CO

This property is known as: 4215 Harding Pike, #305, Nashville, TN 37205

Subject to Master Deed of record in Book 5313, Page 338; Book 8666, Page 789; Easement of record in Book 9486, Page 948; All matters shown on the Plat of record in Book 5200, Page 71, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 10th day of August, 2006.

Carrera 3 Properties, LLC

Grantor, Joe Robert Hendrickson, Jr., Chief Manager

STATE OF Tennessee

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, personally appeared Joe Robert Hendrickson, Jr. with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of Carrera 3 Properties, LLC., the within named bargainor, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

Notary Public

Printed Name: _____

Commission Expires: _____

Grantor(s) Name, Address, phone:
Carrera 3 Properties, LLC
47 Picketts Circle
Acworth, GA 30101

Grantee(s) Name, Address, phone:
David White Dortch
4215 Harding Pike, #305
Nashville, TN 37205

SEND TAX STATEMENTS TO :
Grantee

State of Tennessee
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$275,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of August, 2006.

Shannon L Sylvester
Affiant

Shannon L. Sylvester
Type or Print Name

Notary Public

Type or Print Name

Seal
HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My commission expires
My Commission Expires JUNE 8, 2008