**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/15/06 14:39 2 pgs
Fees:13.00 Taxes:1772.30
20060915-0114667

Our File Number: 25301A

MAP/GROUP/PARCEL: 061-15-0/338.00

NEW OWNER'S NAME AND ADDRESS:
Trustees of the Eleanor Verdugo Gutierrez Revocable Trust
2640 Carlson Rd.
Shingle Springs, CA 95682

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, PROVIDENCE PROPERTIES, a Tennessee general partnership, hereinafter called Grantor does hereby transfer and convey unto, Trustees of the Eleanor Verdugo Gutierrez Revocable Trust, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEING PART OF LOT NO. 288, ON THE PLAN OF INGLEWOOD PLACE, OF RECORD IN PLAT BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF MARION STREET AT THE SOUTHEAST CORNER OF LOT NO. 300; THENCE WITH THE EASTERLY LINE OF LOTS 300, 301, AND 302, NORTHWARDLY 245 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO WILLIE SEIGENTHALER, BY DEED FROM J.E. JOHNSON AND WIFE, OF RECORD IN BOOK 651, PAGE 551, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE EASTWARDLY 54.5 FEET, MORE OR LESS, TO THE WESTERLY LINE OF LOT NO. 287; THENCE WITH SAID LINE SOUTHWARDLY 28.5 FEET TO A CORNER OF THE PROPERTY CONVEYED TO BLANCE V. CARRIER BY DEED FROM RUBY MAE CAMPBELL AND HUSBAND, OF RECORD IN BOOK 754, PAGE 521; THENCE WITH THE LINE OF SAID CARRIER PROPERTY, WESTWARDLY 26.5 FEE TO ANOTHER CORNER OF SAID CARRIER LOT; THENCE WITH THE WESTWARDLY LINE OF SAID CARRIER LOT, SOUTHWARDLY 186.5 FEET TO THE NORTHERLY MARGIN OF MARION STREET; THENCE WITH SAID STREET, WESTWARDLY 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The subject property is improved property known as 1111 MARION AVE., UNITS 1-8, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20011119-0126613, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

PROVIDENCE PROPERTIES, a Tennessee general partnership

By: M Garrett Marshall, Partner

By: Elizabeth Marshall, Partner

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

*M. Garrett Marshall and Elizabeth Marshall *

PERSONALLY appeared before me, the undersigned authority, on behalf of PROVIDENCE PROPERTIES, a General Tennessee Partnership, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Southlake Texas on this the 12 day of September, 2006.

Gina Stephenson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-08

GINA STEPHENSON
Notary Public
State of Texas
My Comm. Expires 07-31-08

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

The actual consideration or value whichever is greater for this transfer is $479,000.00.

M Garrett Marshall
AFFIANT

Sworn to and subscribed before me, this the 12 day of September, 2006.

Gina Stephenson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-08

GINA STEPHENSON
Notary Public
State of Texas
My Comm. Expires 07-31-08