Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/19/06 14:21 2 pgs
Fees:13.00 Taxes:336.70
20060919-0116058

39-B
File #06-1344

183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara Marquardt, Trustee, U/A/D November 23, 1998 of the Marquardt Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rudy Labrada and Michael J. Wasinger, joint tenantswith right of survivorship**, 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 certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 86, of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for 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 Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identifiation and description of such Unit.

Being the same property conveyed to Sara Marquardt, Trustee, U/A/D November 23, 1998 of the Marquardt Revocable Living Trust Agreement, by QuitClaim Deed from Sara Jane Marquardt, individually, dated March 22, 2001, of record in Instrument No. 20010402-0031834, Davidson County, Tennessee; and further being the same property conveyed to Sara Jane Marquardt from Timber Lake Joint Venture, a Tennessee joint venture, by deed dated November 19, 1985, of record in Book 6753, page 273, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 306 Timberway Circle, Nashville TN, 37214.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 15th day of September, 2006

Sara Marquardt

Sara Marquardt, Trustee

State of Tennessee)
County of Davidson)

On this 15th day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sara Marquardt, Trustee and , the bargainor(s), 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.

Notary Public

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 91,000.00.**

X Sara Marquardt
Affiant

Sworn and subscribed before me on this the 15th day of September, 2006.

Notary Public

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-09

NEW OWNER:
Rudy Labrada
306 Timberway Circle
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loans, Inc.
7105 Corporate Drive A285
Plano, TX 75024

TAX MAP-PARCEL #:
108-7-B-086CO