WARRANTY DEED

G-VRE-06-E61

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
Yolanda Escobar-Bolanos	Southeast Financial Federal Credit Union	
21 Vaughns Gap Road, Unit E61	444 James Robertson Parkway	129-15-A-61 CO
Nashville, TN 37205	Nashville, TN 37219	
(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 CARL G. TAEUBNER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YOLANDA ESCOBAR-BOLANOS, 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:

Davidson County DEEDWARR
Recvd: 09/22/06 13:02 2 pgs
Fees:13.00 Taxes:295.63

20060922-0117801

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 61 OF BELLE MEADE HIGHLANDS 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 7091, PAGE 302, 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 BELLE MEADE HIGHLAND CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED TO A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CARL G. TAEUBNER, MARRIED BY WARRANTY DEED FROM MARGARET A. DAVITT, RECORDED ON THE 20TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050520-0057373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE OF CARL G. TAEUBNER.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7091, PAGE 302; BOOK 7102, PAGE 223; BOOK 1100, PAGE 273, SAID REGISTER'S OFFICE; AC) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, Unit E61, Nashville, Tennessee 37205
(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 20th day of September, 2006.

Carl Taubner by Lisa Smith Attorney-in-fact

Carl Taeubner by Lisa Smith, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2006, before me personally appeared LISA SMITH to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carl G. Taeubner and who acknowledged he/she/they executed the same as the free act and deed of the said Carl G. Taeubner.

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

Notary Public

My Commission Expires:

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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