File Box 30

Davidson County DEEDWARR
Recvd: 09/27/06 13:21 2 pgs
Fees:13.00 Taxes:828.80

20060927-0119621

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $224,000.00.

Subsribed and sworn before me this the 18th day of September, 2006.

Affiant

Notary Public

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

WARRANTY DEED

This instrument prepared by:
Return TO:
SOUTHEAST TITLE of Tennessee, Inc. 600608
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Brian T. Gittler and wife, Lori P. Gittler
700 Church Street, Unit 708
Nashville, TN 37203-9602

Send tax bills to:
Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Ste. 280
Madison, TN 37115

Map: Part of 93-5-2 Parcel: 13

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Micheline Abrakjian and husband, Danny Keshishian

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Brian T. Gittler and wife, Lori P. Gittler

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain condominium apartment know as Unit No. 708 of the Horizontal Property Regime of Bennie Dillon Condominium pursuant to Master Deed of record as Instrument Number 20051215-0150617, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Micheline Abrakjian by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liabilty company, dated July 7, 2006 and of record in Instrument Number 20060714-0085248, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Church Street, Unit 708, Nashville, TN 37203-9602

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 18th day of September, 2006.

Micheline Abrakjian

Danny Keshishian

STATE OF CALIFORNIA
COUNTY OF San Bernardino

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

Witness my hand and official seal, this 09/18/06.

My commission expires:
02-14-2010

Notary Public

SHARON K. LARSON
COMM. #1640494
Notary Public-California
SAN BERNARDINO COUNTY
My Comm. Exp. Feb 14, 2010