WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 91,900.00

Mary B Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01757 COMBS CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joshua A. Combs	same COUNTRYWIDE HOME LOANS, INC	MAP:
122 North Timber Drive	3011 ARMORY DR., STE. 120	Parcel:108-7-B-26 CO
Nashville, TN 37214	NASHVILLE, TN 37204	

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

CRAIG E. DEITSCHMANN, AND WIFE, ROSEMARY M. DEITSCHMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHUA A. COMBS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 122 North Timber Drive, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 12th day of October, 2006.

Craig E. Deitschmann

Rosemary M. Deitschmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CRAIG E. DEITSCHMANN AND ROSEMARY M. DEITSCHMANN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 12th day of October, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 10/16/06 15:04 2 pgs
Fees:13.00 Taxes:340.03

20061016-0128350

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEARING UNIT NO. 26, BUILDING B, OF TIMBERLAKE CONDOMINIUMS, OF RECORD IN MASTER DEED RECORDED 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 THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CRAIG E. DEITSCHMANN AND WIFE, ROSEMARY M. DEITSCHMANN BY WARRANTY DEED FROM TIMOTHY W. TOWNER, UNMARRIED, RECORDED ON THE 9TH DAY OF APRIL, 1993 IN DEED BOOK 8912, PAGE 828, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.