WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 13:16 2 pgs
Fees:12.00 Taxes:0.00

20061220-0156759

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00
EXEMPT

Affiant

Subscribed and sworn to before me, this 15th day of December, 2006

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Ruiz, Trustee	NEW OWNER	171-03-B
(NAME)	(NAME)	(MAP)
641 Old Hickory Blvd. #41		134.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, Brentwood Services, Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carlos Ruiz, Trustee of The CPR Revocable Living Trust Agreement dated December 15, 2006, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 50 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 430 as amended in Book 10224, page 683, Book 10294, page 850 and Book 10293, page 11, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 430 as amended in Book 10224, page 683, Book 10294, page 850 and Book 10293, page 11, said Register's Office, and By-Laws recorded in Book 10126, page 489 and Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Brentwood Services, Inc., by deed from B. J. Del Duca and wife, Christine M. Del Duca, dated May 30, 2003, of record in Instrument No. 20030605-0077325 as re-recorded in Instrument No. 20030730-0107205, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 641 Old Hickory Blvd. #41, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of December, 2006.

Brentwood Services Inc.

BY: Richard D. Hammer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard D. Hammer with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Brentwood Services Inc. the within named bargainer, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Richard D. Hammer as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2006.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067