This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 12/21/06 11:50 3 pgs
Fees:18.00 Taxes:519.28

20061221-0157382

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PHILIP R. TEMPLETON AND BARBARA D. TEMPLETON, CO- TRUSTEES OF THE PHILIP R. TEMPLETON AND BARBARA D. TEMPLETON REVOCABLE LIVING TRUST**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **CAMILO ISAZA, JR., CAMILO ISAZA AND MARLENE GUEVARA** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 108 ON THE PLAN OF LANCASTER CONDOMINIUMS ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 5963, PAGE 441, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5200, PAGE 460, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO TRACI LESLIE TEMPLETON, UNMARRIED, PHILIP R. TEMPLETON AND WIFE, BARBARA L. TEMPLETON BY WARRANTY DEED OF SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE DATED OCTOBER 5, 1990 AND RECORDED OCTOBER 10, 1990 IN BOOK 8214, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO PHILIP R. TEMPLETON AND WIFE, BARBARA L. TEMPLETION BY QUITCLAIM DEED OF TRACI LESLIE TEMPLETON SMITH AND HUSBAND, TODD ALLEN SMITH DATED AUGUST 17, 1997 AND RECORDED SEPTEMBER 4, 1997 IN BOOK 10594, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO THE PHILIP R. TEMPLETON AND BARBARA D. TEMPLETON REVOCABLE LIVING TRUST BY QUITCLAIM DEED OF PHILIP R. TEMPLETON AND BARBARA D. TEMPLETON DATED JULY 11, 1997 AND RECORDED SEPTEMBER 4, 1997 IN BOOK 10594, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 103-16-D-108CO

This property is known as: **3909 WHITLAND AVENUE, #108, NASHVILLE, TN 37205**

Subject to Master Deed and BY-laws of record in Book 5963, Page 441; Charter of HOA of record in Book 5939, Pager 382, Book 8330, Page 32, and to all matters shown on the Plat of record in Book 5200, Page 460, Davison County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15th day of December 2006.

The Philip R. Templeton and Barbara D. Templeton Revocable Living Trust

By: _____, Trustee

By: _____, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip R. Templeton and Barbara D. Templeton with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are co-trustees of the Philip R. Templeton and Barbara D. Templeton Revocable Living Trust and are authorized by the Trust Agreement to execute this instrument on behalf of the Trust Agreement.

WITNESS my hand and official seal this 15th day of December, 2006.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
THE PHILIP R. TEMPLETON AND
BARBARA D. TEMPLETION
REVOCABLE LIVING TRUST
1518 BUCKINGHAM DRIVE
MURFREESBORO, TN 37129

Grantee(s) Name, Address, phone:
CAMILO ISAZA AND CAMILO ISAZA, JR.
AND MARLENE GUEVARA
3909 WHITLAND AVE. #108
NASHVILLE, TN 37205

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$140,345.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of December, 2006.

Affiant I. Marlene Guevara

(Seal)

Notary Public

My commission expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY, TENN.

My Commission Expires JAN. 20, 2009