PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48378
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/27/06 11:52 2 pgs
Fees:13.00 Taxes:795.50
20061227-0159202

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rhonda M. Teague 320 Old Hickory Blvd #1703 Nashville, Tennessee 37221	Regions Bank d/b/a Regions Mortgage P O Box 2153 Birmingham-AL 35287

TAX MAP-PARCEL NUMBERS: 128120A08700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmine V. Oddis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rhonda M. Teague** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 87, Building 17 of Eagle Ridge at the Reserve, Section 2, Phase 1B horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003689, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Carmine V. Oddis, unmarried by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Co. of record in Doc. No. 20030121-0008509 Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record setout in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003689 which instruments reference is made for a complete description said Register's Office. The provisions of the condominium Master Deed of record in Doc No. 20011011-0110875, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 320 Old Hickory Blvd. # 1703, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2006.

Carmine V. Oddis

State of TENNESSEE
County of DAVIDSON

On this 22nd day of December, 2006 , before me the undersigned authority, personally appeared Carmine V. Oddis , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn and subscribed before me this the 22nd day of December, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public