Box 8

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James M. McHale, Jr.
1040 1st Avenue North
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 01/31/07 13:46 3 pgs
Fees:18.00 Taxes:518.00
20070131-0012922

SEND TAX BILL TO:

Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
P. O. Box 660694
Dallas, TX 75266-0694

MAP 082-14
GROUP A
PARCEL 024.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ***Maureen E. Rodriguez, a married woman, and Noreen Vincent, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James M. McHale, Jr.**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Maureen E. Rodriguez, a married woman, and Noreen Vincent, an unmarried woman by deed from Riverfront Condominium Partnership, a Tennessee general partnership of record in Instrument no. 20060710-0082235, Register's Office for Davidson County, Tennessee.

***Maureen E. Rodriguez hereby certifies that this was investment property and was never the marital residence for her and/or her spouse.**

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1040 1st Avenue North, Nashville, Tennessee 37201.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 23rd day of **January, 2007.**

Maureen E. Rodriguez

Noreen Vincent

STATE OF CALIFORNIA
COUNTY OF Las Angeles

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Maureen E. Rodriguez** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of January, 2007.

NOTARY PUBLIC

My Commission Expires: May 4, 2010

JUNG KI KIM
Commission # 1663962
Notary Public - California
Los Angeles County
My Comm. Expires May 4, 2010

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Noreen Vincent**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of January, 2007.

NOTARY PUBLIC

My Commission Expires: May 4, 2010

JUNG KI KIM
Commission # 1663962
Notary Public - California
Los Angeles County
My Comm. Expires May 4, 2010

STATE OF TENNESSEE
COUNTY OF Las Angeles

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2007.

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/20/2010

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1040 of Riverfront Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Document No. 20051221-0153160 and as amended in Document No. 20051228-0155671 and Document No. 20060518-0058640, 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.

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

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record in Exhibit "E" to the Master Deed in Document No. 20051221-0153160 and as amended in Document No. 20051228-0155671 and Document No. 20060518-0058640, said Register's Office shows an Owner's Certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description thereof; The provisions of the condominium Master Deed of record in Document No. 20051221-0153160 amended in Document No. 20051228-0155671 and Document No. 20060518-0058640, 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.