Davidson County DEEDWARR
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Fees:18.00 Taxes:795.50

20070202-0013650

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
491705 7063946
Tanya Murrell

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Timothy Schwab	(NAME) Churchill Mortgage Corp.	128-12-0-A
(STREET ADDRESS OR ROUTE NUMBER) 320 Old Hickory Blvd. #2505	(STREET ADDRESS) 7td Old Hickory Blvd. Ste 401	
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP) Brentwood. TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Charles B. Rhoden, III, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Timothy Schwab, an unmarried man
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TN
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is $* 215,000.00

Affiant

Subscribed and sworn to before me this the 31st *day of* January 2007

Notary Public Amanda Minor

My commission expires: 8/10/10 *(Affix Seal)*

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This is unimproved ( ), known as 320 Old Hickory Boulevard, #2505, Nashville, TN 37221
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 11th *day of* December, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles B. Rhoden III

Charles B. Rhoden, III

STATE OF California
COUNTY OF Alameda

Personally appeared before me, LORNA B. ANIT, *a Notary Public in and for said County and State, Charles B. Rhoden, III, the within named bargainor* Single *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 11th *day of* December, 2006.

Lorna B. Anit

(This area for official notarial seal)

Notary Public
My Commission Expires: March 18, 2007

LORNA B. ANIT
Commission # 1402501
Notary Public — California
Alameda County
My Comm. Expires Mar 18, 2007

STATE OF
COUNTY OF

Personally appeared before me, _____, ***a Notary Public in and for said County and State, , the within named bargainor*** _____ ***(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that*** _____ ***executed the within instrument for the purposes therein contained.***

Witness my hand, at office, this _____ *day of* _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Unit No. 114, Building No. 25, on the Plan of Eagle Ridge at The Reserve, Section 9, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 23, to the Master Deed of Eagle Ridge at The Reserve, of record in Instrument No. 20030108-0003696, 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 said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Charles B. Rhoden, III, unmarried by deed from Eagle Ridge at The Reserve, LLC, a Tennessee limited liability company, of record in Instrument No. 20030813-0115726, said Register's Office.