THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0703028** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $264,900.00 Affiant Subscribed and sworn to before me this 23rd day of March, 2007. NOTARY PUBLIC AT LARGE J. Michael Morgan Notary Public My Commission Expires July 25, 2009 STATE OF TENNESSEE My commission expires:

Davidson County DEEDWARR
Recvd: 03/26/07 12:59 2 pgs
Fees:13.00 Taxes:980.13

20070326-0036121

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
SBI Recordings, LLC 320 Old Hickory Blvd., Unit #1911 Nashville, TN 37221	SBI Recordings, LLC 320 Old Hickory Blvd., Unit #1911 Nashville, TN 37221	MAP 128-12-0-A-101.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juan C. Estrada and wife, Cristina M. Estrada, and Timothy J. Zeien and wife, Maria V. Zeien**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **SBI Recordings, LLC** (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 101, Building No. 19 on the Plan of Section 12, Phase 1B, on the Plan of Eagle Ridge at the Reserve, 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. 26, to the Master Deed, of record in Instrument No. 20030108-0003699 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 Juan C. Estrada and wife, Cristina M. Estrada, and Timothy J. Zeien and wife, Maria V. Zeien by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20040227-0022621, Register's Office of Davidson County, Tennessee, dated February 26, 2004.

This conveyance is made subject to:

1. Taxes for 2007, which have been prorated and assumed by the Grantee.
2. Subject to all matters shown on the Plan of First Revision of Phase 1, Nashville Highlands, of record in Instrument No. 20010201-0009806, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Boundary Plat of record in Book 7900, Pages 896, 897 and 898, Register's Office of Davidson County, Tennessee.
4. Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 26 to the Master Deed, of record in Instrument No. 20030108-0003699, said Register's Office and subject to all matters set forth therein and the terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
5. Charter of Eagle Ridge at the Reserve Homeowners' Association, Inc. of record in Instrument No. 20010112-0003836, amended in Instrument No. 200110112-0003839, Register's Office for Davidson County, Tennessee.
6. Drainage Easement of record in Book 7861, page 559, said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.
8. Easement for construction and maintenance of a drainage facility granted to the State of Tennessee, of record in Book 8083, page 534, said Register's Office.
9. Easement Agreement of record in Book 5704, page 945, said Register's Office.
10. Articles of Organization of Eagle Ridge at the Reserve, LLC of record in Instrument No. 20000330-0032081, said Register's Office.
11. Option Agreements of record in Book 5074, page 856 (at page 886), and in Book 9600, page 924, said Register's Office.

This is improved property known as: 320 Old Hickory Blvd., Unit #1911, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2007.

Juan C Estrada by Cristina M. Estrada Atty in Fact — Cristina M. Estrada

Juan C. Estrada by
Cristina M. Estrada, Attorney-in-Fact

Cristina M. Estrada

Timothy J. Zeien by Cristina M. Estrada Atty in Fact — Maria V. Zeien by Cristina M. Estrada Atty in Fact

Timothy J. Zeien by
Cristina M. Estrada, Attorney-in-Fact

Maria V. Zeien by
Cristina M. Estrada, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Cristina M. Estrada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of March, 2007.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires MAY 23, 200

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Cristina M. Estrada, 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 instrument on behalf of Juan C. Estrada, Timothy J. Zeien, and Maria V. Zeien as their Attorney-in-Fact, and as the free act and deed of the within named Juan C. Estrada, Timothy J. Zeien, and Maria V. Zeien

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of March, 2007.

Notary Public

My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 20