PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45894
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/04 10:54 2pgs
Fees:13.00 Taxes:636.40
20041004-0119082

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan Ruth Earl 139 Hillsboro Place Nashville, Tennessee 37215	American Home Mortgage Servicing 216 Centerview Drive Ste. 102 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 117-03-C-139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Edward Lawson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Ruth Earl** 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. 139 of Hillsboro Place Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 725 amended in Book 5200, Page 757 and 758 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 William Edward Lawson, unmarried by deed from Jeremy Spector and wife, Maura C. Spector of record in Book 10956, Page 410 Register's Office for said County.

Laura Lawson, spouse of William Edward Lawson joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 725 amended in Book 5200, Page 757 and 758, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to permanent easements for the construction and maintenance of electrical power transmission lines and/or underground sanitary sewers of record in Book 4633, page 468 and Book 4653, Page 915. Subject to a storm to a storm water detention agreement of record in Book 6128, page 852, said Register's Office. Easement for sanitary sewer purposes of record in Book 3531, Page 592 and Book 4158, Page 34, said Register's Office. The provisions of the condominium Master Deed of record in Book 6244, page 394, amended in Book 6285, page 209, 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.

This is improved property, known as: 139 Hillsboro Place, Nashville, Tennessee 37215

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 1st day of October, 2004.

William Edward Lawson

Laura Lawson

State of TENNESSEE
County of DAVIDSON

On this 1st day of October, 2004 , before me the undersigned authority, personally appeared William Edward Lawson and Laura Lawson , 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:

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 $172,000.00

Affiant

Sworn and subscribed before me this the 1st day of October, 2004

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

...s JULY 21, 2007

Notary Public