McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 4 day of November 2004.

Notary Public
My commission expires:

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 11/09/04 13:49 2pgs
Fees:13.00 Taxes:610.50

20041109-0135187

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruth Allen	CTX Mortgage Company, LLC	143-01-0-B-246.00
245 Windsor Terrace	PO Box 199114	
Nashville TN 37221-0000	Dallas, TX 75219-9114	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Linda W. Williams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ruth Allen* hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *an unmarried woman

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 245, of Windsor Terrace Condominiums Phase IV, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 7661, page 40 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit C. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7661, page 40, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Linda W. Williams by deed from Francene Gilmer of record as instrument no. 20001026-0106016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Charter for Windsor Terrace Condominiums Homeowners Association of record in Book 7168 Page 683 and Book 8097 Page 976 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 7150 Page 921, amended in Book 7436 Page 667, re-recorded in Book 7464 Page 297, Book 7661 Page 40, Book 7729 Page 206, Book 7980 Page 717, Instrument no. 200402020012743, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements or hereafter established over, through or upon the land embracing

the regime and building thereon; and also including without limitations all conditions, thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Windsor Terrace Condominiums and recorded in Book 7150 Page 921 Register's Office for said county. 5) All matters appearing on plan of Windsor Terrace Condominiums of record in Book 6250 Page 869, Register's Office for Davidson County, Tennessee

This property is improved property known as 245 Windsor Terrace, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this 15 day of November, 2004.

Linda W. Williams

Linda W. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda W. Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of November, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04630

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON