This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

ADDRESS NEW OWNER:
B. Sue McIntosh
112 Windsor Terrace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans
2021 N. Gallatin Rd., Ste. 292
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 01/24/05 08:56 2 pgs
Fees:13.00 Taxes:717.80

20050124-0008265

MAP **143-1**
GROUP **A**
PARCEL **112.00-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, **Sharron Warren, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **B. Sue McIntosh, unmarried** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 112 of Windsor Terrace Condominiums, Phase I, as described in the Master Deed Establishing horizontal property regime of Windsor Terrace Condominiums, of record in book 7150, page 921, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof and the two parking spaces delinated as "J" on Exhibit "C" attached hereto and incorporated herein by reference, as set out in the aforesaid Master Deed of record in book 7150, page 921, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharron Warren, unmarried by deed from William James Cochrane, III of record in Instrument no. 19991206-0300260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 112 Windsor Terrace Dr., Nashville, Tennessee 37221.

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 20th day of January, 2005.

Sharron Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 20th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $194,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE