Davidson County DEEDWARR
Recvd: 03/18/05 10:34 2 pgs
Fees:13.00 Taxes:499.50

20050318-0029896

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Mary Jayne Masters
Notary Public At Large
Davidson County
Tennessee
My commission expires
September 22, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 15 day of March, 2005.

Notary Public
My commission expires: 9/22/07

02-0503-43746

Address of New Owner:	Send Tax Bills to:	Tax Information
Joan A. Russell	Countrywide Home Loans	129-14-0-A-074.00CO
6666 Brookmont Terrace No. 702	4500 Park Granada	
Nashville TN 37205	Calabasas, CA 91302-1613 818-225-3000	

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary W. Farrar, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Joan A. Russell, a single person, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 702 of Wessex Towers Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5414, Page 634, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 1421, said Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to Gary W. Farrar by deed dated 2/25/03 of record in Instrument No. 200303240038942, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6666 Brookmont Terrace No. 702, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 10 day of March, 2005.

Gary W. Farrar

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Farrar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Kansas City, MO this 10 day of March, 2005.

Notary Public

My Commission expires

JO LINDA KLOEPPEL
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Platte County
My Commission Expires Aug. 28, 2005