This Instrument Prepared By:
Wm. Carter Conway, Attorney
236 Public Square, #205
Franklin, TN 37064

SEND TAX BILLS TO:
New Owner
Mr. and Mrs. Emmett Lawler
505 Jefferson Davis Drive
Franklin, TN 37069

Map 117-3-A/parcel 144.00-CO
7DA 75242

Davidson County DEEDWARR
Recvd: 04/27/05 14:44 3 pgs
Fees:18.00 Taxes:341.35
20050427-0047044

WARRANTY DEED
(ASSUMPTION)

FOR AND IN CONSIDERATION of the sum of Ninety Two Thousand Two Hundred Fifty Five Dollars and 64/100 ($92,255.64), the receipt of which is hereby acknowledged and the assumption by the Grantees as the consideration of this conveyance, a certain note and unrecorded mortgage or deed of trust by and between Charles Bradley Lawler and Emmett L. Lawler and wife, Teresa V. Lawler dated October 30, 2001, with a present unpaid balance as of the date of this deed in the amount of $92,255.64, which remains unpaid and the Grantees hereby agree to assume and pay the same as consideration for this conveyance.

I, the Grantor, CHARLES BRADLEY LAWLER have bargained and sold and do hereby transfer and convey unto the Grantees, EMMETT L. LAWLER and wife, TERESA V. LAWLER, the following described tract or parcel of land, lying, located and being in Davidson County, Tennessee as follows:

A certain condominium apartment unit in Davidson County, Tennessee, and being Unit No. 144 on the plan of Versailles Condominium Apartments, a Tennessee Horizontal Property Regime located at 3000 Hillsboro Pike, Nashville, Tennessee as shown on the plan of record at Plat Book 5050, Page 80, as amended by the Surveyor's Certificate of record at Book 5171, Page 153, and as described in the Master Deed of record at Book 5168, Page 944, as amended of record, together with the By-Laws and Charter appurtenant thereto, all of record in the Register's Office of Davidson County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, carpets and floor coverings, appliances as agreed upon and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "property").

BEING the same property conveyed to the Grantor herein by deed of record at Instrument Number 20011030-0118254, Register's Office of Davidson County, Tennessee and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the Grantees assume in full (if this proration is based on prior year's taxes or the best information available as of this date, Grantor expressly agrees to reimburse Grantees for any difference in the prorated amount within 30 days written notice of the same from the Grantees) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated to wit:

Master Deed of record at Book 5168, Page 944 as amended at Book 7770, Page 955 and Book 8454, Page 719, the By-Laws appurtenant thereto at Book 5168, Page 961 as amended at Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375; the plan of record at Plat Book 5050, Page 80 as amended at Book 5171, Page 153; and the Charter for the Homeowner's Association at Book 5179, Page 858, all recorded in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Pike, #144, Nashville, TN 37215. Property is being purchased pursuant to deed of trust hereinabove set forth.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantees, EMMETT L. LAWLER and wife, TERESA V. LAWLER, their heirs and assigns forever.

I COVENANT with the said Grantees that I am lawfully seized and possessed of said land, having a good right to convey it and that it is unencumbered except for the unrecorded mortgage and/or deed of trust mentioned above.

I DO FURTHER COVENANT and bind myself, my heirs and assigns and representatives to warrant and forever defend the title to the said property to the Grantees, EMMETT L. LAWLER and wife, TERESA V. LAWLER, their heirs and assigns forever, against the lawful claims of all persons.

POSSESSION date of Deed.

WITNESS my and on this the 25th day of April, 2005.

Charles Bradley Lawler, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named bargainor, Charles Bradley Lawler with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal on this the 25th day of April, 2005.

NOTARY PUBLIC

DIANE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or the value of the property being assumed is in the amount of $92,255.64.

Affiant

SWORN to and subscribed before me on this the 25th day of April, 2005.

NOTARY PUBLIC

DIANE HOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/07