This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050509

Davidson County DEEDWARR
Recvd: 07/05/05 16:17 3 pgs
Fees:18.00 Taxes:111.00
20050705-0077078

TAMALYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$30,000.00**

Thomas Kelly Dyer
Affiant

Subscribed and sworn to before me, this **8th** day of **June**, 2005.

Notary Public
My commission expires: May 23, 2006

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Jesse Zane Kelli Zane 550 Harding Pl C-116 Nashville, Tennessee 37211	Jesse Zane Kelli Zane 944 Blue Mountain Lane Antioch, Tennessee 37013	147020B05400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **L & W Properties , a Tennessee general partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jesse Zane and Kelli Zane, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Unit C-116, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, 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 the Plat of Calswell Court Condominiums set for th in Exhibit A-2 of said Master deed for a more complete identification and description of such Unit.

Being the same property conveyed to L & W Properties, a partnership composed of James S. Lattimore, Jr., D. Emmett Walker, Jr. and M. Jean Walker by Warranty Deed from Town & Country Properties, Inc. of record in Book 6189, Page 91, Register's Office for Davidson County, Tennessee.

James S. Lattimore, Jr. having subsequently conveyed his interest in L & W Properties and the afore referenced property to M. Jean Walker by Bill of Sale dated July 13th, 2004, attached herewith and made a part hereof.

The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record.

This property is improved property known as **550 Harding Pl C-116, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we, D. Emmett Walker, Jr. and M. Jean Walker individually and as partners of, L & W Properties, sign this Warranty Deed on this the 8th day of June, 2005.

D. Emmett Walker, Jr.

M. Jean Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Emmett Walker and M. Jean Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of June, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

BILL OF SALE

BE IT KNOWN, that for good consideration, and in payment of the sum of $1.00, the receipt and sufficiency of which is hereby acknowledged, the undersigned James S. Lattimore, Jr. of Gatlinburg in Sevier County, Tennessee (Seller) hereby sells and transfers to M. Jean Walker of Mount Juliet in Wilson County, Tennessee (Buyer) and her successors and assigns forever, the following described property:

50% interest in L & W Properties, a Tennessee General Partnership formed on June 28, 1983 by partnership agreement of even date between Seller and Buyer and E. David Walker

Seller warrants to Buyer that he has good and marketable title to said property, full authority to sell and transfer said property, and that said property is sold free of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

Seller further warrants to Buyer that he will fully defend, protect indemnify and hold harmless the Buyer and her lawful successors and assigns from any adverse claim thereto.

Said assets are otherwise sold in "as is" condition and where presently located.

The effective date of this transfer shall be midnight, December 31, 2003.

Signed this 13th day of July, 2004.

Joan C Lattimore
Signature of witness

Joan C. Lattimore
1006 Highgate Lane
Gatlinburg, TN 37738

Signature of seller

James S. Lattimore, Jr.
1006 Highgate Lane
Gatlinburg, TN 37738