03

Davidson County DEEDWARR
Recvd: 08/09/05 11:08 2 pgs
Fees:13.00 Taxes:621.23
20050809-0094159

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,900.00

Elaine Philippi
Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires: 02/22/09

03-0506-32885

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elaine Philippi	Countrywide Home Loans, Inc.	143-01-O-A-225.00CO
225 Windsor Terrace Drive	7105 Corporate Drive A285	
Nashville TN 37221	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Raymond J. Smola, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elaine Philippi, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment, Unit No. 225, on the Plan of Windsor Terrace Condominiums, Phase II, of record as Exhibit "C" to an Amendment to Master Deed of record in Book 7150, Page 921, and Book 7436, Page 667, re-recorded in Book 7464, Page 297, Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717 and Instrument No. 20000811007991l, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond J. Smola, an unmarried person, by Warranty Deed from Pamela H. Fadeley Morris and husband, Russell Franklin Morris, III, of record in Book 8373, Page 9, Register's Office for Davidson County, Tennessee.

Jennifer Smola, wife of Raymond J. Smola, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is 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 225 Windsor Terrace Drive, Nashville, TN 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 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 29th day of July, 2005.

Raymond J. Smola

Jennifer Smola

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 29th day of July, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09