(1)

Name and Address of New Owner:

Matthew P. Stevens
125 Westerly Drive
Nashville, TN 37221

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/19/05 08:42 2 pgs
Fees:13.00 Taxes:436.60

20050919-0111868

Map & Parcel No.
142.07-A-125.00 CO-

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me on this 09/12/05.

Notary Public

My Commission Expires: 8-14-2009

State of Maine
Androscoggin County

Deborah C. Paradie, Notary Public
State of Maine
My Commission Expires 8/14/2009

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Lynn L. Lambert (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Matthew P. Stevens (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Lying and being in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 125 of Willow Pointe Condominiums granted under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, page 257, amended in Book 8867, page 283, 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 said Master Deed. Reference is hereby made to the Plat of Willow Pointe Condominiums as shown on Exhibit "A" to the Master Deed of recor din Book 6772, page 293, Register's Office, Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Lynn L. Lambert by Warranty Deed dated July 29, 2003, from Tedra Kay Armstrong, unmarried, of record in Instrument No. 20030905-0129971, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 125 Westerly Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his and assigns, against the lawful claims of all persons.

WITNESS my hand on this 09/12/05.

Lynn L Lambert
Lynn L. Lambert

STATE OF TENNESSEE
COUNTY OF _____ Maine
County of Androscoggin

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Lynn L. Lambert, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 09/12/05.

Deborah C Paradie
NOTARY PUBLIC

My Commission Expires:

Deborah C. Paradie, Notary Public
State of Maine
My Commission Expires 8/14/2009

DEBORAH C. PARADIE NOTARY PUBLIC STATE OF MAINE