This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
565 Marriott Drive, #850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/05/05 11:35 2 pgs
Fees:13.00 Taxes:229.49
20051205-0145771

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of November, 2005, by and between JOHN G. CHRISTIANSEN, party of the first part, and DEBORAH KAY PEARSON, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit Number 121 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Caste Condominiums, as of record in Book 6250, page 627, and amended in Book 6727, page 762. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John G. Christiansen, dated August 16, 2005, of record in Instrument No. 20050822-0099533, in the said Register's Office. Being previously conveyed to Secretary of Housing and Urban Development, dated April 20, 2005, of record in Instrument No. 20050505-0050478, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

JOHN G. CHRISTIANSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JOHN G. CHRISTIANSEN ~~and ~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of November, 2005.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06

Property Owner & Address : DEBORAH KAY PEARSON

Tax Parcel No.: 075-08-0 A 024.00 CO

Property Address: 121 Brooke Castle Drive
Hermitage, TN 37076

MAIL TAX BILLS TO: Deborah Kay Pearson
121 Brooke Castle Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $62,025.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Deborah Kay Pearson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of November, 2005.

Memorie K. White
NOTARY PUBLIC

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

My Commission Expires: