Box 8

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref:( gj ) Title No: 46818
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/11/06 13:49 2 pgs
Fees:13.00 Taxes:3975.65
20060111-0004365

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Steve Condurelis<br>Gaye G. Condurelis<br>3507 Wimbledon Road<br>Nashville, Tennessee 37215 | Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage<br>400 Countrywide Way<br>MSN-SV22<br>Simi Valley, California 93065 |

**TAX MAP-PARCEL NUMBERS:** 11709000900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,074,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Beatty McLaughlin ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Condurelis and spouse, Gaye G. Condurelis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 28, 29, 30, 31, 32, 33 and 34 on Block "F" on the Plan of Woodmont Acres of record in Book 843, page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Beatty McLaughlin by deed from Charles H. M. Beatty, Jr., of record in Book 11380, page 47, Register's Office for Davidson County, Tennessee.

Douglas C. McLaughlin spouse of Mary Beatty McLaughlin joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 843 Page 102, said Register's Office.

**This is improved property, known as: 3507 Wimbledon Road, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 10th day of January, 2006.

Mary Beatty McLaughlin

Douglas C. McLaughlin

**State of** TENNESSEE
**County of** DAVIDSON

On this 10th day of January, 2006 , before me the undersigned authority, personally appeared Mary Beatty McLaughlin and Douglas C. McLaughlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,074,500.00

Affiant

Sworn and subscribed before me this the 10th day of January, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public