Davidson County DEEDWARR
Recvd: 01/19/06 08:42 3 pgs
Fees:18.00 Taxes:266.40
20060119-0006960

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

William Eric Wachtler	Countrywide Home Loans	Map 103-8A
4425 Westlawn Dr., Unit 305A	750 Old Hickory Blvd., Ste 180	Parcel 20co
Nashville, TN 37209	Brentwood, TN 37027	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William Gaw and David Gaw, a Tennessee Partnership** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Eric Wachtler,** (The "Grantees"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit A, Westlawn Green, 4425 Westlawn Drive, as shown on the plat of Westlawn Green, a condominium of record in Book 5200, pages 20-24 RODC.

Being the same property conveyed to William Gaw and David Gaw, a Tennessee Partnership by Warranty Deed from Reuben A. Bueno, M.D.P.C., recorded the 11th day of May, 1983 in Deed Book 6054, page 464, in the Register's Office of Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 103-8A-20co, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westlawn Green, as recorded in Plat Book 5200, Page(s) 20 to 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extend such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Terms and provisions of by-laws of Westlawn Green recorded in Book 5238, Page 872 amended in Book 6748, Page 423.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westlawn Green Condominium of record in Book 5238, page 863, as amended by instrument(s) of record in Book 5266, Page 22; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Charter of Westlawn Green, recorded in Book 5234, Page 719.

This is improved property commonly known as 4425 Westlawn Drive, Unit 305A, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2006.

Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of January, 2006.

WILLIAM GAW, Partner

DAVID GAW, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared WILLIAM GAW, Partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January, 2006.

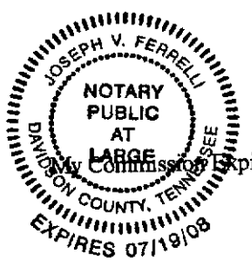
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared DAVID GAW, Partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January, 2006.



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