This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 159,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2005.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/23/06 14:28 2 pgs
Fees:13.00 Taxes:588.30
20060123-0008622

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Katie J. Sauer 4215 Harding Road Windsor Tower, Unit 208 Nashville, TN 37205	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694	103-16-0-B 19.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John W. Nelley, III and Roy C. Wunsch, individuals,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Katie J. Sauer**, an individual hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 208 as shown on the Plat of Windsor Tower, a condominium of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% percent interest in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, Page 338, et seq., said Register's Office.

Being the same property conveyed to John W. Nelley, III and Roy C. Wunsch as Joint Tenants with Right of Survivorship by Deed from Joel D. Weinstein and wife, Judith Weinstein and Geraldine Schonberg, sole Trustee of The Stephen S. Schonberg and Geraldine Schonberg 1981 Family Trust of record in Instrument No.20031014-0152085, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to All Matters on Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.

3. Subject to Master Deed contained in Instrument of record in Book 5313, Page 338; and as amended of record in Book 8666, Page 789, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for The Homeowner's Association of record in Book 5297, Page 370, Register's Office for Davidson County, Tennessee.

5. Subject to By-Laws of record in Book5313, Page 358, Register's Office for Davidson County, Tennessee.

6. Subject to a Cable Company Easement of record in Book 9486, Page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4215 Harding Road, Unit 208 of Windsor Tower, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2005.

By: _____

John W. Nelley, III

By: _____

Roy C. Wunsch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named John W. Nelley, III and Roy C. Wunsch, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of December, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008