THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25171-03-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $108,000.00. Affiant Subscribed and sworn to before me this 3rd day of March, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Russell Gaston 6666 Brookmont Terrace #502 Nashville, TN 37205	SunTrust Mortgage, Inc. 201 4th Avenue North 7th FL Nashville, Tennessee 37219	Map No.129140-A Parcel No. 05000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lillie Mercer**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Russell Gaston, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6666 Brookmont Terrace #502, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of March, 2006.

Lillie Mercer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lillie Mercer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2006.

Notary Public

My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 03/08/06 15:54 2 pgs
Fees:13.00 Taxes:399.60

20060308-0027270

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 502 on the Plan of Wessex Towers Condominium Apartments of record in Plat Book 5200, page 142, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 6478, page 742, Book 6935, page 829, Book 9935, page 486, Book 10705, page 777 and as Instrument No. 20011127-0129399, said Register's Office.

Being the same property conveyed to Lillie Mercer by Deed dated September 24, 1999 from Gerald Blum and wife, Myrtle Blum, an undivided 1/2 interest and Irving Wolf and wife, Marcia Wolf, an undivided 1/2 interest, of record in Book 11678, page 308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions. and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wessex Towers Condominium of record in Book 5414, page 634, amended in Book 5599, page 39, Book 6478, age 742, Book 6935, page 829, rerecorded in Book 9935, page 486, Book 10705, page 77 and as Instrument No. 20011127-0129399, Register's Office for Davidson County, Tennessee. Appointment of successor trustee is in Book 7473, page 977.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. # 66-27-101, et seq.
4. All matters appearing of record Book 5200, page 142, Register's Office for Davidson County, Tennessee.
5. Lease from Wessex Towers Condominiums to Laundries, Inc., dated May 1, 1996, and recorded in Book 10454, page 553, Register's Office for Davidson County, Tennessee.
6. Wessex Towers Homeowner's Association, Inc. to Chasetel Real Estate Holding Company, Inc. recorded as Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Wessex Towers Condominium Association, Inc. of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.