Davidson County DEEDWARR
Recvd: 06/15/06 15:19 2 pgs
Fees:13.00 Taxes:1365.30
20060615-0071671

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4251412

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Joseph F. McKleroy **and** Jacquline L. Woods	Countrywide Home Loans, Inc.	Map: 117-01-0-F
107 Lynnbrook Ct.	P. O. Box 660694	Parcel: 004.00-CO
Nashville, TN 37215-1055	Dallas, TX 75266-0694	7DA-07212

For and in Consideration of the sum of $ 369,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Carter E. Tharpe **and wife,** Joy P. Tharpe

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Joseph F. McKleroy **and** Jacquline L. Woods, as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, and being **Unit No. 4** on the plan of **Lynnbrook Place**, a horizontal property reqime created under §66-27-101, et seq., as amended, T.C.A., and as established by Master Deed as of record at **Book 6139, page 302**, in the Register's Office for said County, and together with the undivided interest in the limited and/or general common elements appurtenant thereto and as setforth in said Master Deed, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number 20010328-0029683, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: said Master Deed as of record at Book 6139, page 302 said Register's Office.

This is IMPROVED property known as: 107 Lynnbrook Ct., Nashville, TN 37215-1055
{unimproved / improved}

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on this 15th day of JUNE, 20 06

Carter E. Tharpe

Joy P. Tharpe

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 369,000.00.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON June 15, 2006.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

Notary Public : Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Carter E. Tharpe and wife, Joy P. Tharpe

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on June 15, 2006.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public : Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143