WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067

Davidson County DEEDWARR
Recvd: 06/28/06 10:58 2 pgs
Fees:13.00 Taxes:798.37
20060628-0077235

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,775.00

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2006.

Notary Public
My commission expires: 9-20-09

03-0606-33711

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
C. Dwan O'Connor	CTX Mortgage Co LLC	114-22
6922 Gower Road	301 94th Av North Suite 100	
Nashville TN 37209	St Petersburg FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher J. Bastin and wife, Julianna Harper-Bastin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to C. Dwan O'Connor and wife, C. Jean O'Connor, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract 1: Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the subdivision of the real estate of William Cooper, deceased, of record in Minute Book H, Page 487, County Court for said County, described as follows:

BEGINNING in the center of Gower Road at the Northeast corner of the property conveyed to Dave T. Stinson and wife, by deed from Aubrey H. Johnson et al, of record in Book 1854, Page 132, Register's Office for Davidson County; thence with the center of said road, N 3° E 135 feet; thence westwardly 439 feet, more or less, to a point in the west boundary line of the property described in the deed of record in Book 2902, Page 152; thence with the westerly line of said property, southwestwardly 157 feet to a point in the northerly line of the Stinson Property, the Southwest corner of the property described in the deed of record in Book 2902, Page 152; thence along the northerly line of the Stinson Property, eastwardly 500 feet to the beginning.

Tract 2: Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of the subdivision of the real estate of William Cooper, deceased, of record in Minute Book H, Page 487, County Court for said County, described as follows:

BEGINNING at a point in the center of Gower Road, North 3° East 135 feet from the Northeast corner of the property conveyed to Dave L. Stinson and wife by deed from Aubrey H. Johnson et al, of record in Book 1854, Page 132, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the tract of land conveyed to Merwin L. Frizzell and wife, by deed from Jack D. Myatt and wife, of record in Book 3073, Page 587, Register's Office for Davidson County; thence westerly along Frizzell's southerly line 226 feet to a point; thence North 8 feet to a point; thence easterly and parallel with Frizzell's southerly line 226 feet to a point in the center of Gower Road; thence with same, southerly 8 feet to the point of beginning.

Being the same property conveyed to Christopher J. Bastin and wife, Julianna Harper-Bastin by deed from Mary R. Hoover, widow, dated May 2, 2005, of record in Instrument No. 20050506-0051110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6922 Gower Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 23rd day of June, 2006.

Christopher J. Bastin

Julianna Harper-Bastin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Bastin and Julianna Harper-Bastin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN