WARRANTY DEED

The actual consideration or value for this transfer is $ 205,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 30th day of JUNE, 2006.

NOTARY PUBLIC
My Commission Expires: 6-21-2009

Notary Public State of Tennessee Davidson County

Davidson County DEEDWARR
Recvd: 07/07/06 09:34 2 pgs
Fees:13.00 Taxes:758.50

20060707-0081482

This space for Register of Deeds

This instrument prepared by: Tommy Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06040005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Theodora D. Gammons 2101 Lakeshore Drive Old Hickory, TN 37138	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	53-8-A / 1.00CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Theodora D. Gammons and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JAMES STEPHEN WEBB**, Un-married the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

THEODORA D. GAMMONS, _____ the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 2101 of Lakeshore Pointe Condominiums, Phase One, created under Title 66, Chapter 27 Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Lakeshore Pointe Condominiums of record in Book 10053, page 748, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plat of Lakeshore Pointe Condominiums, Phase One, of record in Plat Book 9700, page 704, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to James Stephen Webb by deed dated September 23, 2003 from Raleigh Glen Wiser and wife, Susan Wiser, of record in Instrument No. 20031007-0147855, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. I do covenant with the said GRANTEE that I am lawfully seized 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE.
All matters shown on the Plan of Lakeshore Pointe Condominiums of record in Plat Book 9700, page 704; Ingress/Egress easement to adjoining tract of record in Book 11277, page 762; Easement for access and use of swimming pool of record in Book 11053, page 729; Sanitary Sewer line easement of record in Book 929, page 232, Register's Office for Davidson County, Tennessee.
Subject to Homeowner's Association Charter for Lakeshore Pointe Condominiums of record in Book 11053, page 747, said Register's Office. Master Deed establishing a Horizontal Property Regime of Lakeshore Pointe Condominiums of record in Book 11053, page 690, said Register's Office.

This is improved property known as: 2101 Lakeshore Drive, Old Hickory, TN. 37138.

Witness our hands this 30 day of JUNE , 2006.

James Stephen Webb

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named **James Stephen Webb** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 30th day of JUNE, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY TENN ATTORNEY AT LAW

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: James Stephen Webb
un married

To: Theodora D. Gammons

Property:

2101 Lakeshore Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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&
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