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Prepared by:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/03/06 09:21 2 pgs
Fees:13.00 Taxes:307.10

20060803-0094424

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Diana Forester
Affiant

Subscribed and sworn to before me, this 28th day of July, 2006.

Notary Public
My commission expires: 11/25/2006

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

03-0607-33890

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Pauline F. Tracy	Countrywide Home Loans	142-10-0-C-004.00CO
7207 Sheffield Square	801 Crescent Centre Drive, Ste 510	
Nashville TN 37221	Franklin, Tennessee 37067	

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, Brenda E. Shepherd, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pauline F. Tracy, 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:

> Land in Davidson County, Tennessee, being Unit No. 7207, together with the appurtenant interest in the common elements of Sheffield, on the Plan of Sheffield Square Condominiums, Second Revision, a horizontal property regime established by Master Deed of record in Book 7142, Page 73, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed and being located upon No. 13 on Plan of Sheffield Square, Second Revision, of record in Book 5210, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brenda E. Shepherd by deed from Gaile Osburn, dated 10-25-05, recorded 10-28-05, of record in Instrument No. 20051028-0130324, 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 7207 Sheffield Square, Nashville, TN 37221

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 28th day of July, 2006.

Brenda E Shepherd

Brenda E. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda E. Shepherd, 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 28th day of July, 2006.

[redacted] Brian Payne

State of Tennessee at Large

* BRIAN LAMOY PAYNE * NOTARY PUBLIC AT LARGE DAVIDSON CO., TN *

My Commission expires ~~02/22/09~~ 12/13/06