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This document prepared by:
Name:
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Davidson County DEEDWARR
Recvd: 08/07/06 13:31 3 pgs
Fees:18.00 Taxes:832.50
20060807-0096516

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LESLIE TOMASINO, MARRIED,** referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JAMES D. WISE, JR. AND PATRICIA C. KUSSMANN, HUSBAND AND WIFE,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 107 ON THE PLAN OF ROYAL OAKS APARTMENTS OF RECORD IN BOOK 5200, PAGE 45, 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 4505 HARDING ROAD HOMEOWNER'S ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY LAWS OF RECORD IN BOOK 5282, PAGE 972, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO LESLIE TOMASINO, BY WARRANTY DEED OF DARLENE PETERS, AN UNMARRIED PERSON, RECORDED SEPTEMBER 4, 2003 IN INST. NO. 20030904-0128453, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 116-3-B-107 CO

This property is known as: 4505 HARDING PIKE, #107, NASVHILLE, TN 37205

Subject to MASTER DEED AND BY-LAWS of record in Book 5282, Page 972; All matters shown on the Plat of record in Book 5200, Page 45, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 31st day of July, 2006.

Grantor
Leslie Tomasino

STATE OF Tennessee
COUNTY OF Williamson

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

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of July, 2006.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Leslie Tomasino

Grantee(s) Name, Address, phone:
James D. Wise, Jr. & Patricia C. Kussmann
4505 Harding Pike, #107
Nashville, TN 37205

SEND TAX STATEMENTS TO :

Countrywide Home Loans
3011 Armory Dr.
Ste. 120
Nashville, TN. 37204

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of July, 2006.

Affiant

JAMES D. WISE, JR.
Type or Print Name

(Seal)

Notary Public

My commission expires:

6-22-09

Linda V. Jones
Type or Print Name

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY