Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this 14th day of August, 2006

Notary Public
My commission expires: May 2, 2010

TAMILYN BERRY BERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/22/06 11:43 2 pgs
Fees:13.00 Taxes:499.50

20060822-0103361

Address of New Owner:	Send Tax Bills to:	Tax Information
David Shearin 6666 Brookmont Terrace #1205 Nashville TN 37205-0000	Countrywide PO Box 961206 Fort Worth TX 76161	129-140-A-133

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Lamoureux, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Shearin,* an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1205 Wessex Tower Condominium created under Title 64 Section 2701 et seq as amended T.C.A. and as established by Master Deed as of record in Book 5414 page 634 and as amended together with undivided percentage interest common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed and as shown on Plan of record in Book 5200 Page 142 said Register's Office all to which reference is hereby made for a complete description and identification of said Unit.

Being the same property conveyed to Mary Wilbrun (now known as Mary Lamoureux) by deed from James T. Money and wife Shelley G Money of record in Book 7940 Page 627 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Wessex Tower Condominium of record in Book 5200 Page 627, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 5414 Page 634 and amended in Book 5599 Page 39; Book 5792 Page 982; Book 6478 Page 742; Book 10705 Page 777 the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility eaasements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, thereon; and also including without limitations all conditions covenants, restrictions, reservations,, options, burdens, assessments, and other undertakings contained in the master "Deed " 4) Charter for Wessex Towers Condominium Association of record in Book 5412 Page 451 5) Bylaws for Wessex Towers Condominium Association of record in Book 5414 Page 653 and amended in Instrument No. 20011127-0129399

*David Shearin being one and the same as David R. Shearin and David Reid Shearin.

This property is improved property known as 6666 Brookmont Terrace #1205, Nashville, Tennessee 37205-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14th day of August, 2006.

Mary Lamoureux

Mary Lamoureux

Wesley Lamoureux

Wesley Lamoureux
Who joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lamoureux and Wesley Lamoureux, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1469

Amy Cross
State of Tennessee
Notary Public
Williamson