03

Realty Title Box 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 10:01 2 pgs
Fees:13.00 Taxes:455.10

20061031-0134802

State of Tennessee)
County of Davidson)

06-10-015-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Rachelle Caudell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of October, 2006

Karen Colbert
Notary Public

My Commission Expires: 7/24/2010

(AFFIX SEAL)

DAVIDSON COUNTY KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAROL E. FRITZ	COUNTRYWIDE HOME LOANS, INC	128-13-A
(NAME) 243 Westfield Drive	(NAME) P.O. BOX 660694	243.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) DALLAS, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **MICHAEL DeGUIRA, JR. AND WIFE, ALICE DeGUIRA**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL E. FRITZ,** hereinafter called the Grantee(s), her heirs 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. 243, together with the appurtenant interest in the common elements of The Westfield Condominiums (formally The Hamlet Condominiums) a horizontal property regime established by Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the plan of The Hamlet of record in Plat Book 6250, Page 748, in the Register's Office for said County.

BEING the same property conveyed to MICHAEL A. DeGUIRA, JR. AND WIFE, ALICE DeGUIRA by deed from DEBORAH JANE CROOK, UNMARRIED, of record in Instrument No. 20001205-0119469, said Register's Office.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominium, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved
Improved property known as: 243 Westfield Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hands, this 20th day of October, 2006.

MICHAEL DeGUIRA, JR.

ALICE DeGUIRA

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL DeGUIRA, JR. AND WIFE, ALICE DeGUIRA**, 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 20th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public