Davidson County DEEDWARR
Recvd: 11/15/06 15:48 2 pgs
Fees:13.00 Taxes:777.00
20061115-0142097

WARRANTY DEED

G-VRE-06-147

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
ELAINE PHELPS
My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Natasha Ross	Countrywide Bank	
940 Gale Lane #147 (ADDRESS)	(NAME) 750 Old Hickory Blvd., #280 (ADDRESS)	118-5A-2.00 CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN JOHN PAUL LOURENCE AND WIFE, KATHLEEN A. LOURENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATASHA ROSS AND SHARON ROSS, as joint tenants* , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*with rights of survivorship

Land in Davidson County, Tennessee, being designated as Building 1, Unit C as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, of record in Plat Book 4460, page 186 and amended in Instrument Number 20031107-0163683, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN JOHN PAUL LOURENCE AND WIFE, KATHLEEN A. LOURENCE BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, SUCCESSOR TO ST. MARTIN PROPERTIES ONE, LLC BY ARTICLES OF MERGER, RECORDED ON THE 18TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040518-0058402, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #147, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of November, 2006.

Stephen John Paul Lourence

Kathleen A. Lourence

STATE OF Tennessee
COUNTY OF Davidson

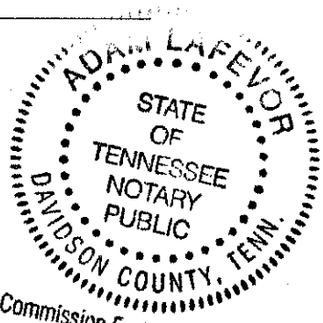
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen John Paul Lourence and Kathleen A. Lourence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903