Record 131

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Return to:

LandCastle Title
810 Crescent Center Drive
Suite 280
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires June 2009

(AFFIX SEAL)

ANGELA R. PARKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy P. O'Brien	Countrywide Home Loans	MAP 082-13-0-A
5631 Kendall ~~1014 9th Ave North~~	P.O. Box 660694 ~~P. O. Box 961206, FTWX 22~~	PARCEL 016
Nashville, TN 37209 ~~Nashville, TN 37208~~	Dallas, TX 75266 ~~Fort Worth, TX 76161~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shannon K. Casey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy P. O'Brien**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 number E-3, ROW 8.9 CONDOMINIUMS, as shown on the Plat of the resubdivision of lots in the Balch & Whiteside's Addition to Nashville, as of record as instrument 20020718-0086526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, and as further described in the Master Deed and By-Laws of record as instruments 20011121-0128062 and 20021212-0153656, said Register's Office.

Being the same property conveyed to Shannon K. Casey by deed recorded as instrument 20030129-0012026, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1014 9th Ave. North, Nashville, TN 37208.**

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 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 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 the 16th day of November, 2006.

Shannon K. Casey

Shannon K. Casey

Davidson County DEEDWARR
Recvd: 11/20/06 08:33 2 pgs
Fees:13.00 Taxes:799.20

20061120-0143417

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 **Shannon Casey** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that sh executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of November, 2006.

My Commission expires _____

_____
Notary Public