Davidson County DEEDWARR
Recvd: 01/25/07 11:05 2 pgs
Fees:13.00 Taxes:569.80

20070125-0010209

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$154,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2007.

Notary Public

My commission expires: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathleen C. Condon	**Countrywide Home Loans, Inc**	**103-14- 0A 340.00CO**
4500 Post Road #C34	**801 Crescent Centre Drive #510**	
Nashville, TN 37205	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ronald E. Wilker and wife, Carol Wilker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen C. Condon, unmarried

HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follow, to-wit:

Unit No. C-34 in a Horizontal Property Regime which is located on the Plat of The Hillwood Revised, of record in Book 6250, Page 503, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald E. Wilker and wife, Carol Wilker by deed from Larry Wayne Groves, unmarried of record in Instrument #20061012-0126967, Register's Office for Davidson County, Tennessee, dated October 10, 2006 and further conveyed to Larry Wayne Groves by deed of record in Book 8313, Page 253, said Register's Office, dated October 22, 2003.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4500 Post Road #C34, Nashville, TN 37205**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 24th day of January, 2007.

Ronald E. Wilker

Carol Wilker

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 **Ronald E. Wilker and wife, Carol Wilker,** 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 on this **24th** day of **January, 2007.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

