This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8169

ADDRESS NEW OWNER:
Francois X. Trawalter
120 Cottage Place
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 05/09/07 10:41 2 pgs
Fees:13.00 Taxes:407.00
20070509-0055659

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Mortgage Ventures
dba Commerce Union Mortgage
P.O. Box 10423
Van Nuys, CA 91410-0423

MAP **95.02**
GROUP **A**
PARCEL **120.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis E. Keathley** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Francois X. Trawalter, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 52, on the Plan of Cottage Place Condominiums, according to the Master Deed of record in Book 6520, page 745, amended in Book 6569, page 212, and second amendment in Book 6636, page 722, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, page 816-823, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dennis E. Keathley by deed from Joe N. Wheeler and Louella D. Wheeler Wilde dated January 31, 2005, of record in Instrument No. 20050203-0012836, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Cottage Place, Nashville, Tennessee 37221. Possession is to be given on April 13, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 13th day of April, 2007.

Dennis E. Keathley

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis E. Keathley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4-28-09

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STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~13th~~ 16th day of April, 2007.

NOTARY PUBLIC

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-16-09