This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0706162
After Recording please return to:
Premier Escrow LLC
4301 Hillsboro Rd, Suite 300, Nashville, TN 37215
File No. ks2007490

BOX 10-A

Davidson County DEEDWARR
Recvd: 06/25/07 08:26 2 pgs
Fees:13.00 Taxes:791.80
20070625-0075162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$214,000.00**

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2007

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public - Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sarah M. West 2057 Stokes Ln Nashville, TN 37215	Countrywide Home Loans PO BOX 961206 FTWX-22 Fort Worth, TX 76161	117 07 OM 027.00

WARRANTY DEED

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 acknowledged, I, **Jennie Anne Nitschke**, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sarah West,** unmarried hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Unit No. 2057, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of Record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's club of Nashville of Record in Plat Book 5200, Page 383, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jennie Anne Nitschke, unmarried by Deed of Record as Instrument No. 20040506-0052014, and subsequently re-recorded on May 27, 2004 as Instrument No. 20040527-0062604 for the purpose of correcting the Map & Parcel Number, both of record in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, master deeds, by-laws and all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein..

This property is improved property known as **2057 Stokes Lane, Nashville, Tennessee 37215**

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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.

In witness, whereof, I, Jennie Anne Nitschke, sign this Warranty Deed on this the 22nd day of June, 2007

Jennie Anne Nitschke

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 **Jennie Anne Nitschke** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of June, 2007.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010