THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26962-08-2007** **Record & Return To:** **Anchor Title** **124 12th Avenue South** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2007. Notary Public My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Roberta Swager 6666 Brookmont Terrance, #801 Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 129140A089.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darthula Williamson June, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roberta Swager** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6666 Brookmont Terrance, #801, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2007.

Witness

Witness

Darthula Williamson June

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Darthula Williamson June**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/31/07 09:53 2 pgs
Fees:13.00 Taxes:499.50

20070831-0104823

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M Goodman and Henry W Hooker, the subscribing witnesses to the within deed, who, being first sworn, deposed and said that they are acquainted with Darthula Williamson June, the bargainor, and that she acknowledged the same, in their presence, to be her act and deed, on the day it bears date, by placing her mark on the within deed.

Witness my hand, at office, this 27th day of August, 2007.

Notary Public

ELIZABETH L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 801 on the Plan of Wessex Towers Condominium, of record in Plat Book 5200, pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, and Instrument No. 20011127-0129399, said Register's Office.

Being part of the same property conveyed to Darthula Williamson June and Third National Bank, as Co-Trustees of the Darthula W. Jones Trust, by Quitclaim Deed from Darthula W. June, of record in Book 8826, page 489, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Darthula Williamson June by Quitclaim Deed dated November 14, 2003 from Darthula Williamson June and SunTrust Bank, as Co-Trustees of the Darthula W. June Trust of record in Instrument No. 20031117-0167147, and by Quit Claim Deed of Correction, of record in Instrument No. 20010831-0104822, Register's Office for Davidson County, Tennessee. Darthula Williamson June and Darthula W. June are one and the same person. SunTrust Bank is the successor in interest to Third National Bank.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Wessex Towers Condominium Association, Inc. of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wessex Towers Condominium, of record in Book 5414, page 634 and amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399., Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.
6. Lease between Chasetel Real Estate Hold Company, Inc. and Wessex Towers Homeowners Association, Inc. recorded in Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.