Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

P-07-181

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES:
5/24/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xondra M. Merrill	Countrywide Mortgage Ventures,	
181 Brooke Castle	(NAME) 2021 N Gallatin Road Ste 280	075-08-0A-086.00 CO
(ADDRESS) Hermitage, Tennessee 37075	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL J. ZIKA, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto XONDRA M. MERRILL, AN UNMARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 181 of Brooke Castle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brooke Castle Condominiums of record in Book 6519, Page 747, and amended in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigme and buildings thererof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Michael J. Zika by Warranty Deed from E. W. Wilkerson and Harry D. Bass of record in Instrument No. 20010404-0032745, in the Register's Office for Davidson County, Tennessee, dated March 30, 2001.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 181 Brooke Castle, Hermitage, Tennessee 37075
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/15/07 11:57 2 pgs
Fees:13.00 Taxes:297.85
20071015-0121994

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/our hand(s) this 5th day of October, 2007.

Michael J. Zika by Erin Krueger Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 5th day of October, 200_, before me personally appeared Erin Krueger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael J. Zika, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5th day of October, 2007.

Notary Public

My Commission Expires: 5/24/08

ROBYN DU... STATE OF TEN...SSEE ... DAVID... My Commission ...

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800