Davidson County DEEDWARR
Recvd: 10/15/07 13:39 2 pgs
Fees:13.00 Taxes:500.54

20071015-0122071

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

03-0708-34941

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,280.00

Deborah Marie Johnson
Affiant

Subscribed and sworn to before me, this 1ST day of October, 2007.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip McCartha 205 Wynbrook Court Nashville TN 37221	Countrywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423	142-07-O-D-205

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara Apa, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip McCartha and wife, Mitzi McCartha, hereinafter called the Grantees, their successors and assigns, 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. 205, on the Plan of Wynbrook Condominium Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Book 7285, Page 918, amended in Book 7507, Page 271, as Exhibit "C" to the Master Deed, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Barbara Apa, by deed from Karen Renie Gordon, unmarried, dated 8-23-05, recorded 8-30-05, in Instrument No. 20050830-0103604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" to the Master Deed in Book 7285, Page 918 amended in Book 7507, Page 271 as Exhibit "C" to the Master Deed, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7285, Page 918, amended in Book 7507, Page 271, Doc No. 20070604-0066335, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This property is improved property known as 205 Wynbrook Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of October, 2007.

Barbara Apa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Apa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of October, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09