THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Daniel A. Gaudette
761 Duncan Court
Brentwood, TN 37027
SEND TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 12/31/07 12:49 2 pgs
Fees:13.00 Taxes:592.00
20071231-0149083

WARRANTY DEED

(Map 103-16, Group B, Parcel 18CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **DENISE SELIGA (formerly known as Denise Worsham), unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **DANIEL A. GAUDETTE, married,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 207 of Windsor Tower, a condominium, according to plat and survey of same appearing of record in Book 5200, page 71, in the Register's Office of Davidson County, Tennessee, together with the undivided interest in the common elements of 4215 Harding Road Homeowners' Association as described in Book 5313, page 338, to which reference is hereby made for more complete details as to location and description of said unit.
>
> BEING the same property conveyed to Denise Seliga by Quitclaim Deed from John R. Worsham, dated September 15, 1997, of record in Book 10640, page 968; see also Deeds of record in Book 9519, page 80 and Book 9519, page 82; in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5200, page 71; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4215 Harding Road, Apt. 207, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 28th day of December, 2007.

DENISE SELIGA

Formerly known as Denise Worsham

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 Denise Seliga, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2007.

Notary Public

My Commission Expires: September 7, 2010

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December, 2007.

Notary Public

My commission expires: September 7, 2010

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20070575