This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08243

Davidson County DEEDWARR
Recvd: 05/27/08 10:03 2 pgs
Fees:13.00 Taxes:512.82
20080527-0053452

Send Tax Bills To:
New Owner

New Owner is:
Paula Trene Shearon
241 Westfield Drive
Nashville, TN 37221

MAP & PARCEL: 128-13-0A-241.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dolores A. Christianson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paula Trene Shearon, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **241 Westfield Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 241 on the Plan of Westfield Condominiums, (formerly The Hamlet), a horizontal property regime, as of record in Book 6250, page 590, revised in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for said County, to which plat and record reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dolores A. Christianson, an unmarried person by Warranty Deed from Roger N. Phy and Patricia Ann Mangrum, husband and wife, dated December 9, 2004 and recorded December 14, 2004 in Instrument Number 20041214-0148157, Register's Office for Davidson County, Tennessee.

Dac
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of May, 2008.

GRANTOR(S):

Dolores A Christianson

DOLORES A. CHRISTIANSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dolores A. Christianson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of May, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie Madden

NOTARY PUBLIC
My Commission Expires: 1/14/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$138,600.00**.

Peter Barber

AFFIANT

SWORN TO and subscribed before me this 23rd day of May, 2008.

Connie Madden

NOTARY PUBLIC
My commission expires: 1/14/09

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY