Davidson County DEEDWARR
Recvd: 07/31/02 13:09 2pgs
Fees:13.00 Taxes:351.50

20020731-0091839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00.

Julie M Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2002.

Carol Hall
Notary Public

MY COMMISSION EXPIRES: 1/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Michelle Wilson	SunTrust Bank	Map: 160-14-0-B 8.00CO
(NAME) 5708 Brentwood Trace	(NAME) 201 Fourth Avenue North, 7th Floor	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES E. CULOTTA AND WIFE, CHARLA CULOTTA hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JULIE MICHELLE WILSON, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 5708, 2nd Revision, Brentwood Trace, a Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plat of 2nd Revision, Brentwood Trace, Condominium apartments, record in Plat Book 5200, page 261, said Register's Office, and described in a Master Deed of record in Book 5524, page 415, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace, Condominium Apartments contained in the Master Deed recorded in Book 5524, page 415, Book 5545, page 510 and By-Laws recorded in Book 5524, page 424, amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James E. Culotta by Warranty Deed of record in Instrument No. 20010502-0045006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Master Deed recorded in Book 5524, page 415, Book 5545, page 510; By-Laws of record in Book 5524, page 424; and in Book 5537, page 988; Easement of Right-of-Way of record in Book 4460, Page 110 and Book 4831, page 125; and any and all matters as shown on the plan of record in Plat Book 5200, page 261; all in the Register's Office for Davidson County.

Unimproved ( )
This is improved (X) property, known as 5708 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 29th day of July, 2002.

James E. Culotta by Pat Cantrell Attyr-in-Fact
James E. Culotta

Charla Culotta by Pat Cantrell Attyr-in-Fact
Charla Culotta

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James E. Culotta and wife, Charla Culotta who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027