S.T.C. TRACT

REFERENCE: _____

Davidson County DEEDWARR
Recvd: 11/18/02 15:07 3pgs
Fees:18.00 Taxes:684.50



20021118-0142848

CORPORATE FORM

This Instrument prepared by:
National Settlement Management LLC
290 Bilmar Drive
Pittsburgh, PA 15205

Map & parcel:
131-06-0-G-406-00-CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 29TH day of October, 20 02, by and between SIRVA RELOCATION LLC, AN OHIO LIMITED LIABILITY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of OHIO, party of the first part, and party of the second part, Angela Caldwell, unmarried

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 406, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS VILLAGE OF ASHLAWN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 7076, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEEM SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXIBIT "B" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED FROM ROBERT H. BURNS TO PETER D. TRAUTMAN AND TERESA J. TRAUTMAN BY DEED RECORDED 12/23/1997, IN BOOK 10733, PAGE 64 IN THE REGISTERS OFFICE OF DEVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO SIRVA RELOCATION LLC, AN OHIO LIMITED LIABILITY COMPANY from PETER D. TRAUTMAN AND THERESA J. TRAUTMAN,HUSBAND AND WIFE,BY DEED OF RECORD AT INSTRUMENT NUMBER 20021118-0142847, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) RESTRICTIONS OF RECORD IN BOOK 6517, PAGE 522, AMENDED IN BOOK 6778, PAGE 536, BOOK 6911, PAGE 120, AND BOOK 7076, PAGE 691, BOOK 7076, PAGE 696, AMENDED IN BOOK 7308, PAGE 859; (2) EASEMENTS OF RECORD IN BOOK 3702, PAGE 250, AND BOOK 4298, PAGE 491; (3) CHARTERS OF RECORD IN BOOK 7154, PAGE 239, BOOK 6517, PAGE 505, AMENDED IN BOOK 6921, PAGE 216, BOOK 6517, PAGE 511, AMENDED IN BOOK 6921, PAGE 214, AND BOOK 6665, PAGE 1, AMENDED IN BOOK 6921, PAGE 210; (4) AGREEMENTS OF RECORD IN BOOK 6470, PAGE 383, BOOK 6655, PAGE 47, AND BOOK 7147, PAGES 411 AND 416: AND (5) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 7076, PAGE 696, SAID REGISTER'S OFFICE.

LEGAL ADDRESS: 406 ASHLAWN COURT, NASHVILLE, TN 37215

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that

it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Sandra Branek

By: CLOSING SERVICE SPECIALIST

President

ATTEST:

Secretary

****

STATE OF OHIO, COUNTY OF CUYAHOGA

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Sandra Branek with whom I am personally acquainted and who, upon oath, acknowledged himself to be the ~~President~~ closing service specialist of SIRVA RELOCATION LLC, an Ohio Limited Liability Company the within named bargainor, a ~~corporation~~ Limited Liability Co., and that he as such ~~President~~ closing service specialist, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such ~~President~~ closing service specialist.

WITNESS my hand and Official Seal at office this 24th day of Oct., 2002.

My commission expires May 29, 2006

Susan R. Rocco Duke

Notary Public

(FOR RECORDING DATA ONLY)

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I, or we, 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 $ 185,000.00 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 29TH day of October, 2002.

Joseph V. Ferrelli

Notary Public

Property address 406 ASHLAWN COURT
NASHVILLE, TN 37215

Mail tax bills to: (Person or Agency responsible for payment of taxes)

SunTrust Bank
201 Fourth Avenue N. 7th Floor
Nashville, TN 37219

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

This instrument prepared by:
National Settlement Management, LLC
290 Bilmar Drive
Pittsburgh, PA 15205

Return To: Box 36B
_____
_____
_____

State tax _____ $ _____
Register's fee _____
Recording fee _____
Total _____
T.G. #