THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22329-02-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $85,500.00. Sonia R. Tratch Cavolo Affiant Subscribed and sworn to before me this 20th day of February, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Kristen Annmarie Bradley 214 Old Hickory Boulevard #143 Nashville, TN 37221	**Send Tax Bills To:** Chase Manhattan Mortgage Corporation 5409 Maryland Way, Suite 202 Brentwood, TN 37027	**Tax Information:** Map No.142.04 Parcel No. 143.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sonia R. Tratch Cavolo, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Annmarie Bradley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Old Hickory Boulevard #143, Nashville, TN 37221

CHRISTOPHER J. CAVOLO, spouse of SONIA R. TRATCH CAVOLO, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said SONIA R. TRATCH CAVOLO.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2004.

Sonia R. Tratch Cavolo
Sonia R. Tratch Cavolo

Christopher J. Cavolo
Christopher J. Cavolo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sonia R. Tratch Cavolo and Christopher J. Cavolo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2004.

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 02/25/04 07:56 2 pgs
Fees:13.00 Taxes:316.35

20040225-0021099

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699 as amended in Book 6082, page 866, Book 7886, page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Sonia R. Tratch, unmarried by deed dated April 28, 1999 from Jeffrey M. Vaiksnoras and wife, Marisa E. Brown Vaiksnoras of record in Book 11454, page 328, Register's Office for Davidson County, Tennessee. Sonia R. Tratch having since married and now being known as Sonia R. Tratch Cavolo.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Charter of Incorporation of Belle Forest Homeowner's Association of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Forest, of record in Book 5438, page 699, as amended in Book 6082, page 866, Book 7886, page 939 and Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee
4) Easement Agreement of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee
5) Easement for construction of drainage facility of record in Book 7957, page 145, Register's Office for Davidson County, Tennessee;
6) Easement for sanitary sewer of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee;
7) Easement for public utilities of record in Book 8019, page 126, Register's Office for Davidson County, Tennessee;
8) Easement for sewer of record in Book 8248, page 214, Register's Office for Davidson County, Tennessee;
9) All matters appearing on the Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.