Kelly Gate 07

*This Instrument Prepared By:*
*Title Escrow, Inc.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
Eric J. Sullivan
743 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 Corporate Centre Dr. Ste. 400
Franklin TN 37067

MAP AND PARCEL:
MAP 160-14-O-C
PARCEL 043.00 CO
06DU-79450

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Laura J. Schleiger, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric J. Sullivan, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 743, Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Reidge Drive and Stone Brook Drive, Brentwood, Davidson County, and shown on the Plat of Brentwood Trace Condominiums, Section Two, of record in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, described in a Master Deed of record in Book 5818, Page 915, and amended in Book 5868, Page 70, to which reference is hereby made.
>
> Being the same property conveyed to Laura J. Schleiger, by deed from Bailey Enterprises, Inc. of record in Book 8078, Page 62, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Davidson County DEEDWARR
Recvd: 05/10/04 12:29 2pgs
Fees:13.00 Taxes:423.65
20040510-0053067

Taxes for 2004 have been pro-rated and assumed by Grantee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Brentwood Trace Condominium, of record in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.

This is improved property known as 743 Fox Ridge Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric J. Sullivan, unmarried, his heirs and assigns, forever; and I, Laura J. Schleiger, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of April, 2004.

Laura J. Schleiger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Laura J. Schleiger, 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 within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 2004.

NOTARY PUBLIC

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3.25.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 10/31/07

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN