PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45500
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/17/04 14:22 2pgs
Fees:13.00 Taxes:542.05
20040617-0071960

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Meghan Jane Perkins 5025 Hillsboro Road 2-H Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 131-01-D-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$146,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Patrick Whalen and spouse, Ursula Anne Poehling Whalen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meghan Jane Perkins , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 10 also known as Unit 2-H of Georgetown Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan to the Master Deed of record in Book 5200, Page 4 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ursula Anne Poehling, unmarried and Sean Patrick Whalen, unmarried, as joint tenants with right of survivorship by deed from Judson Kirkpatrick Rodney and Kathy Rodney Brown of record in Doc. No. 20000424-0040106 Register's Office for said County. The said Ursula Anne Poehling is now known as Ursula Anne Poehling Whalen.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079 page 516, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 5025 Hillsboro Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2004.

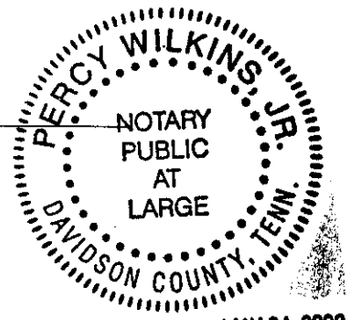
Sean Patrick Whalen

Ursula Anne Poehling Whalen

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2004 , before me the undersigned authority, personally appeared Sean Patrick Whalen Ursula Anne Poehling Whalen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE
County of DAVIDSON

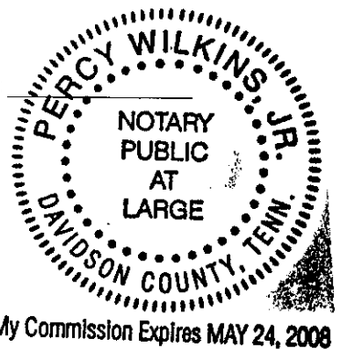
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,500.00

Affiant

Sworn and subscribed before me this the 14th day of June, 2004

My Commission Expires: _____



Notary Public