Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, ste 300, Nashville, TN 37215

Bk 58-M

Davidson County DEEDWARR
Recvd: 07/07/04 13:12 2pgs
Fees:13.00 Taxes:967.55

20040707-0080696

WARRANTY DEED

G-CD-04-2118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,500.00

Affiant

Subscribed and sworn to before me, this DAY OF , .

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan R. Berkley	SunTrust Mortgage, Inc (NAME)	
2118 Fairfax Avenue #2	201 4th Ave North, 7th Floor (ADDRESS)	104-11-K-2 CO
(ADDRESS) Nashville, Tennessee 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH KING, ~~UN~~MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN R. BERKLEY AND WIFE, MEGAN C. BERKLEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Fairfax Square, a Horizontal Property Regime, as shown of Exhibit C to the Master Deed of record in Book 6506, page 1, Register's Office for said County to which plan reference is hereby made for a more complete description together with said Apartments appurtenant individed interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Elizabeth King, unmarried by deed dated July 14, 2000 and filed for record July 17, 2000 in Instrument No. 20000717-0070315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6506, page 1; Book 6748, page 758; Book 6962, page 129; and Exhibit C to the Master Deed Book 6506, page 1, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2118 Fairfax Avenue #2, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this day of , .

Elizabeth King

Gerry Curtis Bridgeman

STATE OF Tennessee
COUNTY OF Davidson

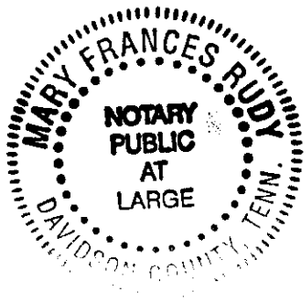
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth King, and husband Gerry Curtis Bridgeman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the .

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903