40-A

WARRANTY DEED

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Summer L. Kirk	SunTrust Mortgage, Inc.	128-12-0-A-065.00CO
(NAME)	(NAME)	
320 Old Hickory Unit #1303 Blvd.	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Macallynn J. Achee Jr., a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Summer L. Kirk, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 65, Building No. 13 on the Plan of Section 12, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property regime, created under Title 66, Section 27-101, et se. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Mater Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Macallyn J. Achee, Jr. by Deed from Eagle Ridge at the Reserve, LLC A Tennessee Limited Liability Co., dated May 30, 2002 and recorded June 4, 2002, of record in Instrument No. 20020604-0067138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations and conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 10/07/04 15:34 2pgs
Fees:13.00 Taxes:747.40

20041007-0121463

The property described herein is subject to:

1. Any and all matters appearing on Exhibit "A" to the Master Deed.
2. Master Deed of record in instrument No. 200110110110875, supplemented and amended No. 7 to the Master Deed of record in Instrument No. 200203130031655, said Register's Office..
3. Subject to association assessments and dues.

This is improved X property, known as 320 Old Hickory Unit #1303 Blvd., Nashville, TN
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of October, 2004.

Macallynn J. Achee Jr.

Frances E. Achee, AKA Libby Achee

STATE OF TN

COUNTY OF Davidson

On this 7th day of October 2004, before me personally appeared Macallynn J. Achee, Jr and Frances E. Achee to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. MY COMM. EXPIRES