BOX #14A
G#17586-2

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 20th day of December, 2004.

Katherine Goodson
Notary Public
My commission expires May 30, 2007

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/21/04 08:22 2pgs
Fees:13.00 Taxes:1202.50
20041221-0151329

03-0412-32412

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Anne B. Avery 100 Westminster Place Nashville TN 37205	"New Owner"	129-08-0-A-100.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anne B. Avery, unmarried, hereinafter called the Grantees, their successors 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. 100, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed, of record in Book 7188, Page 659, amended in Book 7464, Page 270, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7188, Page 682, said Register's Office, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Book 6250, Page 887, amended in Book 6863, Page 253, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997, by deed from Charles F. Baker and wife, Mary R. Baker, of record in Instrument No. 20031120-0169526, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 100 Westminster Place, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

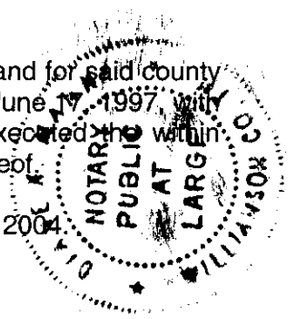
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of December, 2004.

Jane Burkhart, Trustee of the Burkhart
Living Trust U/A/D June 17, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.



Witness my hand in Nashville, TN, this 20th day of December, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05