FB12
Jua

FROM: Cheryl Wire
TO: Shelby Lynn Sheffield

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Shelby Lynn Sheffield	(same)	Map 116-12-D
534 Armistead Place		Parcel 534
Nashville, Tennessee 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Shelby Lynn Sheffield
Affiant

Subscribed and sworn to before me, this the 11th day of January, 2005.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cheryl C. Yates, now known as Cheryl Wire, hereinafter called "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto Shelby Lynn Sheffield, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 534, in a Horizontal Property Regime as shown on the condominium site plan of Burlington Condos, Phase III as of record in Book 5200, Pages 403, 404, 405 and 406, as amended in Book 5800, Page 185, and further amended in Book 6250, Page 103, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheryl C. Yates, by deed from William O. Thomason and wife, Carol Ann Thomason, of record in Book 11363, page 117, said Register's Office. The said Cheryl C. Yates is now known as Cheryl Wire.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2005 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 6250, page 103, said Register's Office.

3. Master Deed for Burlington Condominium, and the By-Laws appended thereto, of record in Book 6011, page 653, said Register's Office. The Master Deed was amended in Book 6194, page 440, and Book 6362, page 405, said Register's Office. The By-Laws were amended in Book 11525, page 300, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/11/05 14:11 2 pgs
Fees:13.00 Taxes:851.00
20050111-0004169

1078428.1

4. Sanitary sewer and/or storm drainage easement of record in Book 6929, pages 643 and 646, said Register's Office.

5. Rights of others in and to the common elements.

This is property known as 534 Armistead Place, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 11th day of January, 2005.

Cheryl Wire

Cheryl Wire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Wire, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 11th day of January, 2005.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.