03

Realty Title
98-A

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

Davidson County DEEDWARR
Recvd: 02/11/05 08:58 2 pgs
Fees:13.00 Taxes:329.30
20050211-0015818

03-0501-32468

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2005.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Berkowitz	Countrywide Home Loans, Inc.	142-04-0-A-182.00CO
214 Old Hickory Blvd., #182	7105 Corporate Drive A285	
Nashville TN 37221	Plano, TX 75024	

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, Judith M. Welch, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Berkowitz, 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. 182 of Belle Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and the Amendment to the Master Deed, of record in Book 5438, Page 699, and as amended in Book 6082, Page 866, and Book 6896, Page 144, 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 Master Deed. Reference is hereby made to the plat of Belle Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Judith M. Welch, married, by deed from Jo Ann B. Sisemore, unmarried, of record in Instrument No. 20001127-0116292, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of the grantor.

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 214 Old Hickory Blvd., #182, Nashville, TN 37221

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.

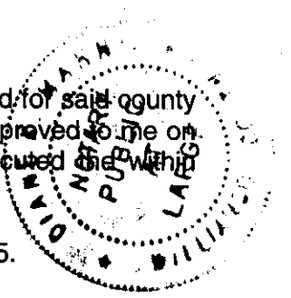
WITNESS my hand this 3rd day of February, 2005.

Judith M. Welch

Judith M. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith M. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.



Witness my hand in Nashville, TN, this 3rd day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05