WARRANTY DEED

G-RM-05-2134

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Gladys Robalino
Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2005.

Mary Frances Rudy
Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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
Gladys A. Robalino	Suntrust Mortgage, Inc.	
2134 Fairfax Avenue Unit E-7 (ADDRESS)	(NAME) 201 4th Avenue North/7th Floor (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	104-11A-71.00 CO

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 THE WESTCHESTER COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLADYS A. ROBALINO, *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. E-7, VILLAGER WEST CONDOMINIUMS, as shown on plat of record in Plat Book 5210, Page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Westchester Company, LLC by Warranty Deed from Mary V. Bullock, unmarried, recorded the 17th day of August, 2004 in Instrument No. 20040817-0099307, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 5210, page 174; Book 5452, page 419; Book 5450, page 740, in the Register's Office, Davidson County, Tennessee.

*unmarried

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue Unit E-7, 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 17th day of February, 2005.

The Westchester Company, LLC

BY: _____
John W. Hays, Member

Davidson County DEEDWARR
Recvd: 02/18/05 12:06 2 pgs
Fees:13.00 Taxes:288.60

20050218-0018553

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Hays, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Chief Manager of The Westchester Company, LLC, a TN limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 17th day of February, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903