THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 589,000.00.
PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2005. Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/25/05 10:57 2 pgs
Fees:13.00 Taxes:2179.30

20050225-0020937

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Kerr	American Mortgage Network, Inc, a Delaware Corp.	MAP 131-1
3600 Colewood Drive	P.O.Box 85462	PARCEL 48
Nashville, TN 37215	San Diego, CA 92186	
(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, **Charles Rogan Allen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph P. Kerr and wife, Mary Frances Kerr**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominiums in Davidson County, Tennessee, being Apartment A of Lindawood-Colewood Condominium, a Horizontal Property Regime, as shown as Exhibit "A" in Master Deed of record in Instrument No. 200407140083819, Registers office for Davidson County, Tennessee, as amended in the First Amendment to Regime for Lindawood-Colewood Condominium Master Deed Establishing a Horizontal Property Regime, as of record in Instrument No. 20050225002093 60, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Charles Rogan Allen, an unmarried person by warranty deed from John Edward Prine and wife Fiona Whelan-Prine as of record in Instrument No. 200304070045653, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3600 Colewood Drive, Nashville, TN 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 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 my hand(-) this the 24th day of February, 2005.

Charles Rogan Allen

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 **Charles Rogan Allen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of February, 2005.

My Commission expires May 24 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 24th day of February, 2005.

My Commission expires _____

Notary Public