Davidson County DEEDWARR
Recvd: 03/01/05 15:23 2 pg:
Fees:13.00 Taxes:632.70
20050301-0022567

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Angela C. Loflin
104 Brattlesboro Drive
Nashville, TN 37204

SEND TAX BILL:

Wells Fargo Bank , N.A.
2600 Lake Lucien Drive
Suite 312
Maitland, FL 32751

MORTGAGEE:
Wells Fargo Bank, N.A.
2600 Lake Lucien Drive, Suite 312
Maitland, FL 32751

MAP AND PARCEL:
MAP 132-9-A
PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erin Corrigan Vallett and husband, Aaron Vallett**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Angela C. Loflin**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 104, on the plan of Brattlesboro Condominium, of record in Plat Book 5800, pages 225 and 226, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brattlesboro Condominiums, a horizontal property regime established by Master Deed of record in Book 6092, page 184, said Register's Office.
>
> Being the same property conveyed to Erin Corrigan, unmarried, and Aaron Vallett, unmarried, by deed from Katherine Claire Noble, dated September 23, 2002, of record in Instrument No. 20021002-0119669, said Register's Office. The said Erin Corrigan and Aaron Vallett have since married. Erin Corrigan is now known as Erin Corrigan Vallett.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 104 Brattlesboro Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of February, 2005.

Erin Corrigan Vallett
Erin Corrigan Vallett

Aaron Vallett
Aaron Vallett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Erin Corrigan Vallett and husband, Aaron Vallett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28 day of February, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $171,000.00.

AFFIANT

Subscribed and sworn to before me
this 28 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007