WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/05 15:09 1 pgs
Fees:13.00 Taxes:321.53
20050419-0043627

BW-20050090

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF April, 2005.

My Commission Expires Jan. 25, 2006
(Affix Seal)
Notary Public
My Commission Expires: _____

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel C. Titcomb	Suntrust Mortgage, Inc.	129-15-0-A 094.00 CO
21 Vaughn's Gap Road, Unit F-94	201 Fourth AVe N/7th Floor	
Nashville, Tennessee 37205	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RALPH A. CORLEY, III AND WIFE, SUSAN F. CORLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DANIEL C. TITCOMB, unmarried, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit, No. 94 SFC, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Dee, of record in Book 7091, page 302, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being all of the same property conveyed to Ralph A. Corley, III and wife, Susan F. Corley by Warranty Deed from United Residuals, Limited, A Tennessee limited partnership dated 09/23/88 and recorded 10/11/88 of record in Book 7680, page 921, Register's Office for Davidson County, Tennessee. Said Deed of Trust re-recorded in Book 7759, page 722, said Register's Office.

( ) unimproved
This is (X) improved property know as 21 Vaughn's Gap Road, Unit F-94, Nashville, Tennessee 37205 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of April, 2005 :

Ralph A. Corley, III

Susan F. Corley

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named RALPH A. CORLEY, III AND WIFE, SUSAN F. CORLEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 13th day of April, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN