This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-792541**

Davidson County DEEDWARR
Recvd: 04/26/05 15:07 3 pgs
Fees:18.00 Taxes:388.50

20050426-0046549

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-second day of April, 2005**, by and between **Sheri Burlingame, unmarried**, parties of the first part, and **Marie C. Holt, unmarried**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 133 OF THE WESTFIELD CONDOMINIUMS, (FORMERLY THE HAMLET) A HORIZONTAL PROPERTY REGIME, THE FIRST REVISION THEREOF IN BOOK 6250, PAGE 748, AS FURTHER SHOWN AND DESCRIBED IN AN AMENDED DOCUMENT OF RECORD IN BOOK 6831, PAGE 982, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAT AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Being the same property conveyed to Sheri Burlingame from John E. Harris, Jr., by virtue of Quitclaim Deed as recorded on 07/17/2003 in Instrument Number 20030717-0100316; Quitclaim Deed from Sheri Burlingame to John E. Harris, Jr. as recorded on the 30th day of August, 2002 in Instrument No. 20020830-0105329 and Warranty Deed from Gary F. Epperson and wife, Kathy N. Epperson to Sheri G. Harris, unmarried as recorded on the 30th day of November, 1992 in Book 8798, Page 836., in the Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **128-13A-133co**

X Improved OR

Unimproved property located at: **133 Westfield Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sheri Burlingame

STATE OF **TN**

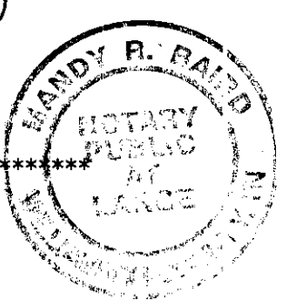
COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sheri Burlingame** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-second day of April, 2005.**

Notary Public

My Commission Expires: 7/29/07



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Owner's Name: **Marie C. Holt**

and Address: **133 Westfield Dr.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust Mortgage, Inc.
201 4th Avenue North 7th Floor
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-second day of April, 2005.**

Notary Public

My Commission Expires: 7/29/07

