This Instrument Was Prepared By:

Hugh Entrekin
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

Davidson County DEEDUARR
Recvd: 05/04/05 10:06 2 pgs
Fees:13.00 Taxes:277.50

20050504-0049791

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, This 31st day of March, 2005.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Ruth Wren Franklin Wrigley 2020 Beech Avenue, Unit 15-A Nashville, Tennessee 37024	Same As Owner	105-10-O-A 115.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Christie C. Jean-Baptiste, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Ruth Wren Franklin Wrigley, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Property in Davidson County, Tennessee, being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. A-15 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Beechtree Condominiums, of record in Book 11174, Page 284, and corrected in Book 11680, Page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office , together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Beechtree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Christie Jean-Baptiste, unmarried by Deed from Theresa L. Montgomery, unmarried, of record in Instrument No. 20030701-0091016, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. All matters contained in Master Deed of record in Book 11174, Page 284; and as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee.
3. All matters set forth in By-Laws of record in Book 1174, Page 328, Register's Office for Davidson County, Tennessee.

4. All matters set forth in the Charter of The Homeowner's Association of record in Book 11163, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as : 2020 Beech Avenue, Unit A-15 of Beechtree Condominiums, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of March, 2005.

Christie C. Jean-Baptiste by Kirk C. Waite, Attorney in Fact

Christie C. Jean-Baptiste by Kirk C. Waite, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of March, 2005, before me personally appeared Kirk C. Waite to me known to be the person described in and who executed the foregoing instrument on behalf of Christie C. Jean-Baptiste as per the Power of Attorney signed by Christie C. Jean-Baptiste of Instrument No. 20050504-0049790 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Christie C. Jean-Baptiste.

Witness my hand and official seal.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.