Davidson County DEEDWARR
Recvd: 06/03/05 08:36 2 pgs
Fees:13.00 Taxes:262.70

20050603-0063038

WARRANTY DEED

B-THA-05-0021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Kelly	CTX Mortgage Company	
21 Vaughn's Gap Road Unit 140 (ADDRESS)	(NAME) 801 94th Avenue North (ADDRESS)	129-15A 140.00 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDOLYN C. BURLEW, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW KELLY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 140 OF BELLE MEADE HIGHLANDS CONDOMINIUM, AS ESTABLISHED BY THE MASTER DEED ESTABLISHING BELLE MEADE HIGHLANDS CONDOMINIUM OF RECORD IN BOOK 7091, PAGE 302, REGISTER'S OFFICE FOR SAID COUNTY. 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 DESCRIPTION AND IDENTIFICATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO GWENDOLYN C. BURLEW BY WARRANTY DEED FROM CHARLES MILLER, UNMARRIED, RECORDED THE 4TH DAY OF June, 1998 IN DEED BOOK 10961, PAGE 292, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 21 Vaughn's Gap Road Unit 140, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2005.

Gwendolyn C. Burlew

STATE OF Tennessee
COUNTY OF Davidson

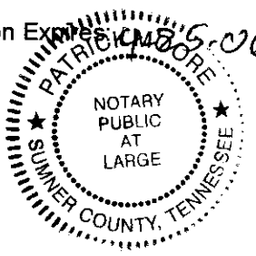
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn C. Burlew, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2005.

Notary Public

My Commission Expires: 1-8-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903