Realty 48A

WARRANTY DEED

G-CD-05-0119

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Expires Nov. 22, 2008
(AFFIX SEAL)

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
James Jeremy Burns	Bank of America, N.A.	
940 Gale Lane #119	(NAME) P.O. Box 17404	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Baltimore, MD 21297	118-5-A-41 CO
(CITY) (STATE) (ZIP)	(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 KENNETH J. TALLIER,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES JEREMY BURNS AND WIFE, EMILY DIANE BURNS, 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 a Lot designated as BUILDING 12, APARTMENT A, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS Planned Unit Development, as shown on plat of record in Plat Book 4460, Page 186 amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth J. Tallier, married by Warranty Deed from 940 Partners, a Tennessee General Partnership, recorded on the 3rd day of August, 2004 in Instrument No. 20040803-0093007, in the Register's Office of Davidson County, Tennessee. The said Olga Tallier joins in this conveyance for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4460, page 186; Instrument Number 20031107-0163683; Book 4611, page 682; Book 4710, page 244; Instrument Number 20031107-0163683; Book 4711, page 48; Book 4611, page 674; Instrument Number 20031107-0163682; and Book 4710, page 602, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #119, Nashville, Tennessee 37204
(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.

Davidson County DEEDWARR
Recvd: 06/06/05 14:00 2 pgs
Fees:13.00 Taxes:675.25
20050606-0064296

Witness my/our hand(s) this 31st day of May, 2005.

Kenneth J. Tallier

Olga Tallier By Kenneth J. Tallier, Atty In Fact
Olga Tallier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth J. Tallier, 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:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth J. Tallier, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Olga Tallier and acknowledged that he/she executed the same as the free act and deed of the said Kenneth J. Tallier

Witness my hand and official seal at

on this the 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903