Davidson County DEEDWARR
Recvd: 06/09/05 14:10 2 pgs
Fees:13.00 Taxes:814.00

20050609-0066197

WARRANTY DEED

G-CD-05-940

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 22, 2008

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
Colin Barrett	Capital Bank & Trust	
940 Ireland Steet #23 (ADDRESS)	(NAME) 1808 West End Avenue, Ste. 600 (ADDRESS)	82-13-B-23 CO
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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 STEPHEN G. CAPELLI AND WIFE, CAROLYN B. CAPELLI AND AND AMY C. CAPELLI,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COLIN BARRETT AND RACHEL LAVENDER, BOTH 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 23, IRELAND 28 CONDOMINIUMS, as shown in Instrument No. 20040405-0037953, as established under Master Deed of record in Instrument 20040416-0043331 amended in Instrument No. 20040429-0048695, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Stephen G. Capelli and wife, Carolyn B. Capelli, and Amy C. Capelli, unmarried by Warranty Deed filed for record May 5, 2004 as Instrument Number 20040405-0037953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Instrument Number 20040405-0037953; Book 9183, page 130; Book 11625, page 280; Instument Number 20020425-0051069: Instrument Number 20040416-0043331; Instrumment Number 20040429-0048695; Instrument Number 20040414-0041924, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Ireland Steet #23, Nashville, Tennessee 37208
(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 1st day of June, 2005.

Stephen G. Capelli by John Rudy Attorney in Fact

Carolyn B. Capelli by John Rudy Attorney in Fact

Amy C. Capelli by John Rudy Attorney in Fact

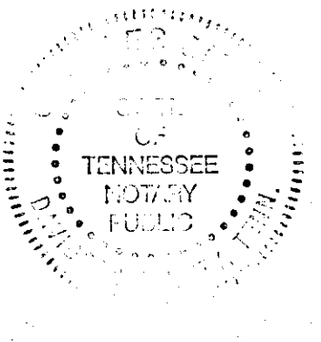
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Rula, 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 Stephen G. Capelli and Carolyn B. Capelli, and Amy C. Capelli and acknowledged that he/she executed the same as the free act and deed of the said Stephen G. Capelli and Carolyn B. Capelli, and Amy C. Capelli.

Witness my hand and official seal at Nashville TN
on this the 1st day of June, 2005.

NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903