Davidson County DEEDWARR
Recvd: 06/13/05 09:41 2 pg
Fees:13.00 Taxes:961.63

20050613-0067050

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Tonna Heath
Affiant

Subscribed and sworn to before me, this 8th day of June, 2005

Sharon L. Riney
Notary Public
My commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03-0505-32794

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick J. Monahan 544 Belair Way Nashville TN 37215	Wells Fargo Bank, NA 1000 Blue Gentian Rd Eagan, MN 55121	131-06-0-D-544.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betty Blythe Wilson, Trustee, under the Betty Blythe Wilson Trust, dated September 13, 1996, and Betty Blythe Wilson, Individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick J. Monahan and wife, Judith B. Monahan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit 544 of Burton Hills Townhomes Village of Belair, Phase I, a condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 43 and Instrument No. 20031016-0153582, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Betty Blythe Wilson, Trustee, or her successors in trust, under the Betty Blythe Wilson Trust, dated September 13, 1996, by Quitclaim Deed from Betty Blythe Wilson, unmarried, dated November 12, 2003, of record in Instrument No. 20031124-0170555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 544 Belair Way, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 8th day of June, 2005.

Betty Blythe Wilson, Individually

Betty Blythe Wilson, Trustee, under the Betty Blythe Wilson Trust, dated September 13, 1996.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty Blythe Wilson, Trustee, under the Betty Blythe Wilson Trust, dated September 13, 1996, and Betty Blythe Wilson Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of June, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09