03

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Kathy Title
48-A

39-B
File #05-1305

Davidson County DEEDWARR
Recvd: 06/22/05 09:05 2 pg:
Fees:13.00 Taxes:481.37
20050622-0071360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Tyler W. Berutti, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Natasha Dwamena, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 116 of the Belle Glen Phase II 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 for Belle Glen II Condominiums, of record as Instrument No. 20001211-121937, and as first amended as Instrument No. 20010123-0006937,* Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit. *BOOK11156, PAGE 748, BOOK 11127, PAGE 361, BOOK 11210, PAGE 184, AND BOOK 11186, PAGE 935,

Being the same property conveyed to Tyler W. Berutti, by deed dated June 15, 2001, of record in Instrument No. 20010620-0065340, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7241 Hwy 70 South, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2005

Tyler W Berutti

Tyler W Berutti

State of Tennessee)
County of Davidson)

On this 15th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler W. Berutti, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 130,100.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2005.

Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Natasha Dwamena	SunTrust Mortgage	142-7-G-116CO
7241 Hwy 70 South	901 SEMMES AVENUE	
Nashville, TN 37221	RICHMOND, VA 23224	