Davidson County DEEDWARR
Recvd: 07/11/05 11:08 2 pg
Fees:13.00 Taxes:290.45

20050711-0079820

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$78,500.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura Dawn Skeen	**Maverick Residential Mortgage**	**105-10-0-A-415.00-CO**
2020 Beech Avenue, D-15	**2401 Internet Blvd. #103**	
Nashville, TN 37204	**Frisco, TX 75034**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anissa Lynn Matthews, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Dawn Skeen, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being a certain condominium apartment being Unit D-15 on the plan of BeechTree 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 of BeechTree Condominiums of record in Book 11174, Page 284 and as first amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, Page 328, said Register's Office together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made is hereby made to Plan of BeechTree Condominiums as shown on the Exhibit Map to the First Amendment to the Master Deed of record in Book 11680, Page 193, said Register's Office for a complete and accurate description of said Unit.

Being the same property conveyed to Anissa Lynn Matthews, an unmarried woman by deed dated November 27, 2002 from Stephanie Lewis of record in Instrument No. 20021216-0154658, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2020 Beech Avenue, D-15, Nashville, TN 37204**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 8th day of July, 2005.

Anissa Lynn Matthews by Valerie D. Roberts Atty in fact

Anissa Lynn Matthews by Valerie D. Roberts as her attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Valerie D. Roberts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Anissa Lynn Matthews,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Anissa Lynn Matthews**, the within named bargainor(s) by the said **Valerie D. Roberts** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **8th** day of **July, 2005.**

E. Mannix
Notary Public

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-25-06