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

39-B
File #05-1330

Davidson County DEEDWARR
Recvd: 07/18/05 13:31 2 pg
Fees:13.00 Taxes:1439.30
20050718-0083169

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 James Bradford Currie and wife, Laura Pembridge Currie, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Katie Taylor, unmarried, 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:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Condominium Site Plan, Charleston Place, Lot No. 7, of record in Book 6200, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Bradford Currie and wife, Laura Pembridge Currie, by deed dated September 6, 2002, of record in Instrument No. 20020910-0109562, Register's Office for said County.

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: 4405 Charleston Place Circle, 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 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 21st day of June, 2005

James Bradford Currie

Laura Pembridge Currie
by James Bradford Currie, atty-in-fact

State of Tennessee)
County of Davidson)

On this 21st 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 James Bradford Currie, 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: 7-30-05

State of Tennessee)
County of Davidson)

On this 21st 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 James Bradford Currie, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Laura Pembridge Currie and is authorized by her to execute this instrument on her behalf as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 389,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of June, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Katie Taylor
4405 Charleston Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
130-8-B-13CO