Davidson County DEEDWARR
Recvd: 07/27/05 11:42 2 pgs
Fees:13.00 Taxes:274.36

20050727-0087535

This Instrument Was Prepared By:

Kirk C. Waite, esq.
7123 Crossroad Blvd., Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,150.00

Affiant

Subscribed and sworn to before me,

this 19 day of July, 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Bruce Cordell 712 Ashlawn Place Unit A-12 Nashville, TN 37211	AmSouth Bank, 2050 Parkway Office Birmingham, AL 35244	161-5-0-A 008.00 CO 06DU-81789

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Edwin Acosta and wife, Angeline Acosta,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Bruce Cordell, a single person** , hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. A-12, on the plan of Ashlawn Place Condominium as shown as Exhibit A-2 to the Master Deed in Book 6607, page 596 and amended in Book 7188, page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwin Acosta and wife, Angeline Acosta by warranty deed from Brian L. Payne, unmarried of record in Instrument # 20040803-0092851, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2005 County property taxes a lien, not yet due and payable.

2. Master Deed and By-laws of record in Book 6607, page 596 and amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowners Association of record in Book 6607, page 182 and Book 6769, page 527, Regiser's Office for Davidson County, Tennessee.

This is improved property known as : 712 Ashlawn Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19 day of July, 2005.

Edwin Acosta

Angeline Acosta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19 day of July, 2005, before me personally appeared Edwin Acosta and wife, Angeline Acosta, to me known to be the person described in and who executed the foregoing and who acknowledged the execution of the same by their free act and deed.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.