Davidson County DEEDWARR
Recvd: 08/26/05 08:27 2 pgs
Fees:13.00 Taxes:457.88

20050826-0102073

WARRANTY DEED

G-CBB-05-305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,750.00

Joseph M. Burton
Affiant

Subscribed and sworn to before me this 12th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-2006
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Burton	Coldwell Banker Mortgage	
8300 Sawyer Brown Road, Unit Q305	2001 Bishops Gate Blvd.	
Nashville, Tennessee 37221	Mount Laurel, NJ 08054	142-05B 92.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MAUREEN BARRERE, UNMARRIED, FORMERLY KNOWN AS MAUREEN H. MATTHEWS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH M. BURTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF RIVER PLANTATION, SECTION THREE, CONDOMINIUM APARTMENTS, AS OF RECORD IN BOOK 4675, PAGES 75, 76 AND 77, REGISTER'S OFFICE FOR SAID COUNTY, THE PART HEREBY DESCRIBED BEING:
UNIT Q-305 ON SAID PLAN TOGETHER WITH THE CARPORT DESIGNATED NO. Q-305-C AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME WITH RESPECT TO RIVER PLANTATION, SECTION THREE, CONDOMINIUM OF RECORD IN BOOK 4784, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MAUREEN H. MATTHEWS NOW KNOWN AS MAUREEN BARRERE BY QUITCLAIM DEED FROM MARION A. MATTHEWS AND WIFE, MAUREEN H. MATTHEWS RECORDED JANUARY 25, 1978 IN BOOK 5246, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4675, pages 75, 76, 77 and Book 4784, page 464, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, Unit Q305, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this 12th day of August, 2005.

Maureen Barrere by Landis Bargatze ATTORNEY IN FACT

Maureen Barrere by Landis Bargatze,
attorney-in-fact

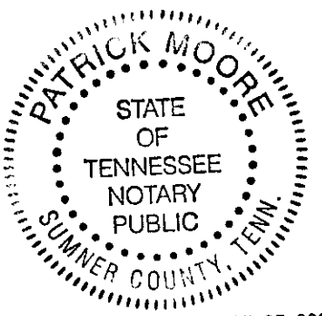
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Landis Bargatze, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Maureen Barrere and acknowledged that he/she executed the same as the free act and deed of the said Maureen Barrere.

Witness my hand and official seal at
Davidson County Tennessee
on this the 12th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903