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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

June Ballard
Affiant

Subscribed and sworn before me this the 31st day of August, 2005.

Notary Public
My commission exp

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/02/05 11:08 2 pgs
Fees:13.00 Taxes:814.00

20050902-0105633

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rhonda S. Cheek 900 19th Avenue South Nashville, TN 37212	Countrywide Home Loans, Inc. 3011 Armory Dr., Suite 120 Nashville, TN 37204	092-16-0-B-101.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edgar Brett Kitchen, unmarried, and Helen Woods Kitchen, unmarried,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rhonda S. Cheek, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1006 on the Plan of University Square Condominium Apartments, together with the undivided percentage interest in the common elements.

Being the same property conveyed to BRETT KITCHEN, AN UNMARRIED PERSON, by deed from LEELA GOWDA AND HUSBAND, H. R. MALLAPPA GOWDA, of record as Instrument No. 20031001-0144901, as re-recorded as Instrument No. 20040102-0000480, dated September 26, 2003, and being further conveyed to HELEN WOODS KITCHEN, AS TO AN UNDIVIDED 97% INTEREST AND BRETT KITCHEN, AS TO AN UNDIVIDED 3% INTEREST, AS TENANTS IN COMMON, by Quitclaim Deed from BRETT KITCHEN, of record as Instrument No. 20040811-0097170, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 19th Avenue South, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of August, 2005.

Edgar Brett Kitchen by Rhonda Susan Cheek his attorney-in-fact
Edgar Brett Kitchen
By Rhonda Susan Cheek, his Attorney-In-Fact

Helen Woods Kitchen by Rhonda Susan Cheek her attorney-in-fact
Helen Woods Kitchen
By Rhonda Susan Cheek, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of August, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Rhonda Susan Cheek with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edgar Brett Kitchen, by his Power of Attorney dated 8/26/05, and who acknowledged that he executed the same as the free act and deed of Edgar Brett Kitchen

Witness my hand and official seal this 31st day of August, 2005.

My Commission Expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of August, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Rhonda Susan Cheek with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Helen Woods Kitchen, by her Power of Attorney dated 8/19/05, and who acknowledged that he executed the same as the free act and deed of Helen Woods Kitchen

Witness my hand and official seal this 31st day of August, 2005

My Commission Expires:

11/22

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public