This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005133

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James U. Kellen	(NAME) Countrywide Home Loans, Inc.	Map & Parcel 93-11-A-124.00
(STREET ADDRESS) 124 Academy Square	(STREET ADDRESS) 4500 Park Granada	
(CITY) Nashville (STATE) Tennessee (ZIP)	(CITY) Calabasas (STATE) California (ZIP) 91302	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KRISTEN ANN LOVETT now known as KRISTEN ANN LOVETT BESS,** the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **JAMES U. KELLEN, an unmarried man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 124 on the plan of revised Academy Square, of record in Plat Bock 5200, page 614, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Ann Lovett, an unmarried woman, by deed of record in Instrument #20031015-0152587, Register's Office, Davidson County, Tennessee. Kristen Ann Lovett having since married and is now known as Kristen Ann Lovett Bess.

Daniel Bess, spouse, of the above named Kristen Ann Lovett Bess joins in this Deed solely for the purpose of conveying his interest, if any in and to the above-described property, including homestead and any marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $100,000.00.

Subscribed and sworn to before me this the 9th day of September, 2005.

Affiant

My commission expires: 7/25/2009

Kay B. Housch, Notary Public

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

This is improved property known as 124 Academy Square, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 9th day of September, 2005.

Kristen Ann Lovett Bess

Kristen Ann Lovett Bess

Daniel Bess

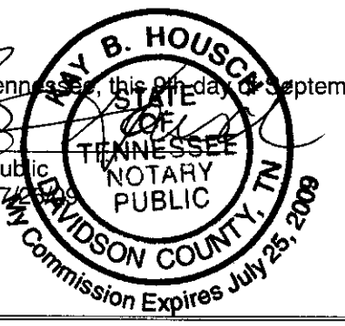
Davidson County DEEDWARR
Recvd: 09/09/05 16:05 2 pgs
Fees:13.00 Taxes:395.90

20050909-0108882

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KRISTEN ANN LOVETT BESS and husband, DANIEL BESS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2005.



Kay B. Housch, Notary Public
My commission expires: 7/25/09

ENCUMBRANCES:

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 5200, page 614, Register's Office, Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions for Academy Square of record in Book 6117, page 681; amended in Book 6222, page 873, and in Book 7520, page 748, Register's Office, Davidson County, Tennessee; Bylaws of record in Book 6117, page 700, said Register's Office.
4. Subject to Easement shown in Amendment to Declaration of Covenants, Conditions and Restrictions for Academy Square of record in Book 6222, page 83, Register's Office, Davidson County, Tennessee.
5. Subject to survey of record in Book 5190, page 716, Register's Office, Davidson County, Tennessee.