WARRANTY DEED

G-CD-05-00948

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06 (AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC SUMNER COUNTY, TENNESSEE My Commission Expires APRIL 25, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
My Commission Expires
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn N. Sellars	U.S. Bank N.A.	
948 Ireland Street (ADDRESS)	(NAME) 4801 Frederica Street (ADDRESS)	82-13-84.00
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (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 CHAD BRATSCHI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AUTUMN N. SELLARS, UNMARRIED, 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 UNIT 27, IRELAND 28 CONDOMINIUMS, AS SHOWN IN INSTRUMENT NO. 20040405-0037953, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20040416-0043331 AMENDED IN INSTRUMENT NO. 20040429-0048695, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CHAD BRATSCHI, UNMARRIED, BY WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., RECORDED ON THE 25TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040525-0061216, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Inst. No. 20040405-0037953; Book 9183, Page 130; Book 11625, Page 280; Inst. No. 20020425-0051069; Inst. No. 20040416-0043331; Inst. No. 20040429-0048695; Inst. no. 20040414-0041924; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 948 Ireland Street, Nashville, Tennessee 37208
(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 29th day of September, 2005.

Chad Bratschi

Davidson County DEEDWARR
Recvd: 09/30/05 12:17 2 pgs
Fees:13.00 Taxes:839.90

20050930-0117733

STATE OF Tennessee
COUNTY OF Davidson

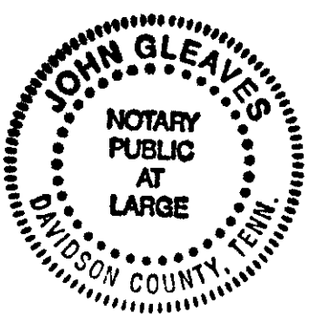
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Bratschi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903