Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/03/05 15:20 2 pgs
Fees:13.00 Taxes:813.63
20051003-0118714

39-B
File #05-1483

1 of 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Dunn, and wife, Donna Dunn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Berutti, unmarried**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Certain real estate in Davidson County, Tennessee, described as follows:

Unit No. 108 of Burton Hills, Village of Ashlawn, a Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification of such Unit.

Being the same property conveyed to Robert Dunn and wife, Donna Dunn, from Tom H. Proctor, Jr., a widower, by deed dated November 12, 2002, of record in Instrument No. 20021115-0141804, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 108 Ashlawn Court, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

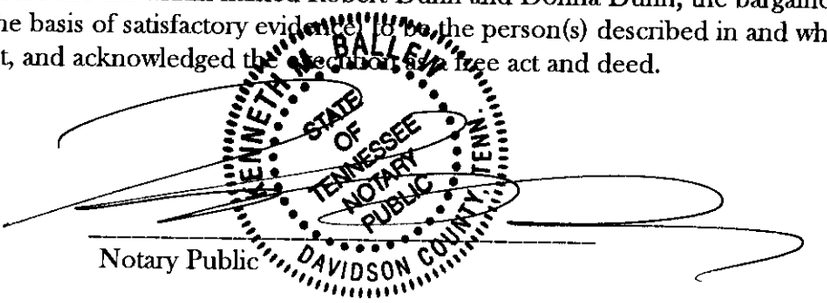
WITNESS THE EXECUTION HEREOF this 30th day of September, 2005

Robert Dunn

Donna Dunn

State of Tennessee)
County of Davidson)

On this 30th day of September, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Dunn and Donna Dunn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Notary Public

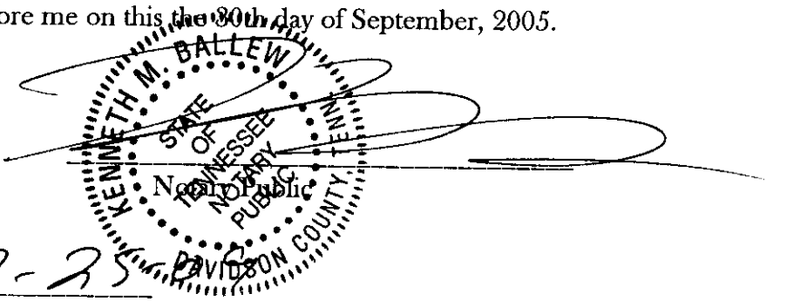
My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 219,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of September, 2005.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Tyler Berutti
108 Ashlawn Court
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Suntrust Mortgage, Inc.
201 Fourth Avenue N/7th Floor
Nashville, TN 37219

TAX MAP-PARCEL #:
131-6-G-108CO