Davidson County DEEDWARR
Recvd: 10/10/05 14:15 2 pgs
Fees:13.00 Taxes:466.20

20051010-0122224

This Instrument Prepared By
Mattingly-Ford, P.S.C.
Attorneys at Law
101 Bullitt Lane, Suite 202
Louisville, Kentucky 40222
(502) 212-7000
FAX (502) 212-7005

AFTER RECORDING, RETURN TO:

MATTINGLY-FORD TITLE SERVICES, LLC
101 BULLITT LANE, SUITE 202-B
LOUISVILLE, KENTUCKY 40222
(502) 212-7000

Warranty Deed

On this 31st day of August, 2005, I/we, Kimberly J. Burgess, unmarried, Grantor(s), do hereby convey unto Alexandria Grimsley, unmarried, Grantee(s), in fee simple, the following described property:

Being Lot No. 26 on the Plan of Mrs. Minnie E. Martin Subdivision of Lot No. 58 and part of 59 Brownsville, as of record in Book 547, Page 137 in the Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Carter Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kimberly J. Burgess, unmarried, from East Egg Ventures, LLC a Tennessee Limited Liability Company, by Deed dated 9-28-2004 and recorded 10-12-2004 in Instrument No. 200410120122779 in the office of the Register of Davidson County, Tennessee.

Statement required by Tennessee Code Annotated 66-24-121. The foregoing legal description is the same as contained in the source of title shown above.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, have a right to convey it, and warrant the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of the following:

1. 2005 County of Davidson real estate taxes, which are a lien but are not yet due and payable.

2. Covenants, conditions, restrictions and easements, if any, appearing in the public records.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

As used in this Deed words in the singular shall mean and include the plural and vice versa.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Party of the First and Second Parts.

Kimberly J. Burgess

Kimberly J. Burgess

STATE OF TENNESSEE
COUNTY OF MONROE

Before me, a notary public in the state and county aforesaid, personally appeared Kimberly J. Burgess, who executed the foregoing instrument for the purpose therein contained, and acknowledged the execution of same to be their free act and deed.

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

Notary Public,

My Commission expires: 5/30/07

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

RESPONSIBLE FOR TAXES:
APB Mortgage, LLC
9931 Corporate Campus Drive, Suite 2400
Louisville, Kentucky 40223
Parcel I.D. 083-03-0141.00

Property Address: 2107 Carter Avenue
Nashville, TN 37206

I, or we hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for his transfer or value of the property transferred, which ever is greater is $126,000.00, which amount is equal to or greater than the amount which the property transferred would commence at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 31st day of August, 2005.

Notary Public

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

My commission expires: 5/30/07

NAME AND ADDRESS OF PROPERTY OWNER:
Alexandria Grimsley
2107 Carter Avenue
Nashville, TN 37206