BOX #14A
G#19254-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 09:32 2 pgs
Fees:13.00 Taxes:721.50

20051020-0126416

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**.

Kathryn D. Welborn
Affiant

Subscribed and sworn to before me, this the 13th day of October, 2005.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
KATHRYN D. WELBORN	**SUNTRUST MORTGAGE, INC.**	**Map 117-07-0-M , Parcel 015.00co**
2049 Stokes Lane	**P.O. Box 79041**	
Nashville, TN 37215	**Baltimore, MD 21279-0041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SARAH BISHOP PERRY a/k/a SARAH B. PERRY, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHRYN D. WELBORN, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2049 of Fairsted Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225 and as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums, as set out on Exhibit "C" to the Master Deed of record in Instrument No. 20021121-0145225 and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville, of record in Book 6200, Page 383, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Sarah B. Perry, married, by Warranty Deed dated May 30, 2003, from Fairsted Partners, a Tennessee general partnership, of record in Instrument No. 20030612-0081236, Register's Office for Davidson County, Tennessee. Joshua Edward Perry and Sarah Bishop Perry having since divorced by Final Decree of Divorce of record in Minute Book 5504, Page 1266638, and File No. 03D-1706, Circuit Court for said County. NOTE: Divorce Decree states that wife will keep her current legal name as Sarah Bishop Perry.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairsted Park Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the GRANTOR herein.

This is IMPROVED (__X__) Unimproved (____) property, known as: **2049 Stokes Lane, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this **13th** day of **October, 2005.**

Sarah Bishop Perry
SARAH BISHOP PERRY

Sarah B. Perry
A/K/A SARAH B. PERRY

STATE OF California
COUNTY OF Los Angeles

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

Witness my hand and official seal at Los Angeles (City), California (State), this **13th** day of **October, 2005.**

Elena Jacob
Notary Public

My Commission Expires: Oct. 28th, 2007

ELENA JACOB
COMM. #1448080
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires OCTOBER 28, 2007