03

Rubby Title
48-A

Davidson County DEEDWARR
Recvd: 12/13/05 09:15 2 pgs
Fees:13.00 Taxes:773.30
20051213-0149352

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kecia N. Carroll
320 Old Hickory Blvd., #1305
Nashville, TN 37221

SEND TAX BILL:

MORTGAGEE

MORTGAGEE:

SUNTRUST MORTGAGE, INC.
901 SEMMES AVENUE
RICHMOND, VA 23224

MAP AND PARCEL:
Map 128-12-A
Parcel 64CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cory Guerreno, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kecia N. Carroll, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 64, Building No.13 on the Plan of Section 12, Phase 1A, Eagle Ridge at the Reserve 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 of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed of record in Instrument No. 20020313-0031655, 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 the Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Cory Guerreno by deed from Terri Witschey, single, dated November 19, 2004, of record in Instrument No. 20041123-0140087, said Register's Office.

Summer K. Guerreno joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Cory Guerreno.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 320 Old Hickory Blvd., #1305, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 7th day of December 2005.

Cory Guerreno

Summer K. Guerreno

Summer K. Guerreno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Cory Guerreno and Summer K. Guerreno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of December 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $209,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of December 2005.

NOTARY PUBLIC

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN