MAP 160-14-0-B PARCEL 136.00

This Instrument Was Prepared By:

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133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Same as New Owner

Davidson County DEEDWARR
Recvd: 07/25/06 14:09 2 pgs
Fees:13.00 Taxes:458.80

20060725-0089580

New Owner:

KEVIN PELLATIRO, ETUX.
105 West Park, Ste. 100
Brentwood, TN 37027

Mortgagee:

SunTrust Mortgage, Inc.
201 4th Ave N/7th Floor
Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DALE L. FINLEY and wife, CARLA J. FINLEY, Grantors, have bargained and sold and by these presents do transfer and convey unto, KEVIN PELLATIRO AND WIFE, SHANNON PELLATIRO, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee, being described as follows:

LAND in Davidson County, Tennessee, being Unit No. 5840, Brentwood Trace Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums as of record in Book 5200, page 219, as revised in Book 5200, pages 230 and 261 and described in a Master Deed in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Dale L. Finley and Carla J. Finley by Warranty Deed of Ashley N. Spencer and husband, Cliff G. Spencer of record at Instrument No. 20050817-0097585, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of Brentwood Trace Condominiums of record in Book 5200, page 219, Register's Office of Davidson County, Tennessee; as revised in Book 5200, page 230 and Book 5200, page 261, said Register's Office.

2) The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same 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; 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 buildings 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 BRENTWOOD TRACE, of record in Book 5524, page 415, as revised in Book 5545, page 510, Register's Office for Davidson County, Tennessee. Liens for any unpaid assessments and/or special assessments. Rights of others in and to the common elements.

3) By-Laws of Brentwood Trace of record in Book 5524, page 424, Register's Office of Davidson County, Tennessee; as amended in Book 5537, page 988, said Register's Office.

4) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

This property is further described as: 5840 Brentwood Trace, Brentwood, TN 37027

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 21st day of July, 2006.

DALE L. FINLEY

CARLA J. FINLEY

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DALE L. FINLEY and wife, CARLA J. FINLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this 21st day of July, 2006.

NOTARY PUBLIC

NOTARY P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Twenty Four Thousand Dollars and no/100 ($124,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.