AFTER RECORDING RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/07 09:17 2 pgs
Fees:13.00 Taxes:521.70

B-GWEN-06-403 20070105-0002073

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William John Breen, Jr.	SunTrust Mortgage, Inc.	
403 Westfield Drive	(NAME) 201 4th Avenue North, 7th Floor	128-13-A-403 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWEN C. BURLEW, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM JOHN BREEN, JR., UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 403, WESTFIELD CONDOMINIUMS, FORMERLY THE HAMLET, as shown on plat of record in Plat Book 6250, Page 748, further described in Master Deed Amendment recorded in Book 6831, Page 982, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gwen C. Burlew by Warranty Deed from Beverly M. Greene, unmarried, recorded on the 14th day of June, 2002 in Instrument No. 20020614-0072621, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those of record in Plat Book 6250, Page 748, Master Deed of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Homeowners Association Charter of record in Book 6746, Page 677 and easement of record in Book 7803, Page 694, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 403 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of December, 2006.

Gwen C. Burlew

STATE OF Tennessee
COUNTY OF Davidson

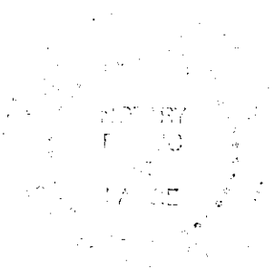
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwen C. Burlew, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

My Commission Expires: [illegible]

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903