THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/29/08 15:32 2 pgs
Fees:13.00 Taxes:390.35
20080529-0054879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 160-14-0B-016.00

The actual consideration or value, whichever is greater, for this transfer is $105,500.00.

Affiant

Subscribed and sworn to before me this the 29th day of May, 2008.

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

B & T Trust
(Name)
7023 Mayflower Circle
(Street Address)
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BELINDA A. GRUDZINSKI, unmarried**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **TERRI H. WALKER, Trustee of B & T Trust, u/t/a dated August 27, 2007, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary,** (hereinafter "Grantee"), a certain condominium unit in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 5716, on the Plan of Brentwood Trace Condominiums, 2nd Revision, as shown on plat of record in Plat Book 5200, page 261, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Belinda A. Grudzinski in Instrument 20020402-0039700, recorded 4/2/2002, Register's Office for Davidson County, Tennessee.

BEING improved property known as 5716 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 160-14-0B-016.00.

2. All matters shown on Plat recorded in Book 5200, page 261, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Brentwood Trace, and recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.

4. By-Laws of Brentwood Trace of record in Book 5524, page 424, amended in Book 5537, page 988, said Register's Office.

Grantor further covenants and binds herself, her heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this 29th day of May, 2008.

Belinda A. Grudzinski

Belinda A. Grudzinski

By: Quintin L. Quackenbush POA

Quintin L. Quackenbush, Attorney in Fact*

***Power of Attorney of record in Instrument No. 20020402-0039701, Register's Office for Davidson County, Tennessee**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Quintin L. Quackenbush,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Belinda A. Grudzinski and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Belinda A. Grudzinski, the grantor, by the said Quintin L. Quackenbush, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of May, 2008.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee)
County of Davidson)

Personally appeared before me, P. Robyn Caldwell, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

P. ROBYN CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011