BOOK 6886 PAGE 193

FILE IN BOX #4
MAP 128, PARCEL 22

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Elizabeth D. Baugh
Affiant

Subscribed and sworn to before me this the 12th day of June 1986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| Elizabeth D. Baugh, unmarried | Commerce Union Bank |
| (Name) | (Name) |
| 234 Westfield Drive | One Commerce Place |
| (Street Address) | (Street Address) |
| Nashville, Tennessee 37221 | Nashville, Tennessee 37239 |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# W A R R A N T Y  D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, GEORGE GIANIKAS, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto Elizabeth D. Baugh, unmarried, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 234 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, 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 Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to George Gianikas, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary, by Deed from Bellevue Associates, a Tennessee General Partnership, of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as Apartment No. 234, Westfield Condominiums, _____, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, and in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of the Westfield Condominiums Homeowners' Association, as amended in Book 6746, Page 677, Register's Office for

Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions of record and as shown on the plat of Westfield Condominiums set forth in Book 6250, Page 590, revised in Book 6250, Page 748, and further described in Book 6831, Page 982, Register's Office for said County.

4. Taxes for the current year which have been prorated and assumed by the "Grantor" herein.

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(s)", her heirs and assigns forever; and I do covenant with the said "Grantee(s)" that I am 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 I do further covenant and bind my successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", her 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.

IN WITNESS WHEREOF, the "Grantor" has caused his name as Trustee to be affixed hereto on this 12th day of June, 1986.

GEORGE GIANIKAS, Trustee

10378

IDENTIFICATION REFERENCE

FILED JUN 13 10 30 AM '86

FEE Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
Davidson County )

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

Witness my hand and official seal at Nashville, Tennessee, on this the 12th day of June, 1986.

My Commission Expires: 2/19/88

Notary Public

PETER WEISS NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

GEORGE GIANIKAS, Trustee

TO

ELIZABETH D. BAUGH, unmarried

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

File Box # 4

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6886 PAGE 195

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

58000.00- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
5307A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10378

IDENTIFICATION REFERENCE

JUN 13 10 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258892