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#86-12-21
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 $45,500.00.

J. Mark Peffen
Affiant

Subscribed and sworn to before me this the 10th day of December 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:
J. MARK PEFFEN	COMMERCE UNION BANK
(Name)	(Name)
170 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 J. MARK PEFFEN, UNMARRIED, hereinafter called the "Grantee(s)", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 170 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. 170, Westfield Condominiums, 170 Westfield Drive, 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)", his 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)", his 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 10th day of December, 1986.

GEORGE GIANIKAS, Trustee

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 10th day of December, 1986.

My Commission Expires: 2/19/88

Notary Public

72506

WARRANTY DEED

IDENTIFICATION REFERENCE

FROM

GEORGE GIANIKAS, Trustee

TO

J. MARK PEFFEN, UNMARRIED

DEC 12 12 56 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72506

IDENTIFI REFERENCE

Dec 12 12 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22377