FILE IN BOX #4
MAP 128-13A, PARCEL 415
87-6-44

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00 .

John W. Scott
Affiant

Subscribed and sworn to before me this the 30th day of June, 1987.

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 - MORTGAGEE: |
|---|---|
| JOHN W. SCOTT, unmarried | COMMERCE UNION BANK |
| (Name) | (Name) |
| 415 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 JOHN W. SCOTT, 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. 415 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 415 WESTFIELD DRIVE, NASHVILLE, TENNESSEE, Apartment No. 415, Westfield Condominiums, Nashville, Tennessee 37221.

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

1. Taxes for the current year which have been prorated and assumed by the "Grantee(s)" herein.

2. 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.

3. 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.

4. 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.

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 30th day of June, 1987.

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 30th day of June, 1987.

My Commission Expires: 2/19/88

Notary Public

WARRANTY DEED

4.4.3 8.4.

IDENTIFICATION REFERENCE

FROM

GEORGE GIANIKAS, Trustee

TO

JOHN W. SCOTT, unmarried

JUL 9 2 38 PM '87
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

Box #4

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

RECEIVED OF _____

FOR _____

BOOK 7292 PAGE 804

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 75000.00- CA11. | |
| | | | 210.00 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 JDF | |
| | | | CHECK 216.50- | |
| 82/1A07/09/87 | | | DAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.3.8.4.

IDENTIFI REFERENCE

JUL 9 2 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102478