4361

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Douglass B. Smith, unmarried

TO

Anna E. Batson

For draftsman's use

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna E. Batson (NAME)	Union Planters National Bank (NAME)	128-13-A-113
113 Westfield Drive (STREET ADDRESS OR ROUTE NUMBER)	Mtge Serv. Dept.-P.O. Box 2258 (STREET ADDRESS)	9D-79448
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2258 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

7 7 0 6 5

IDENTIFICATION REFERENCE

OCT 25 2 26 PM '87

R. A. RIDLEY, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 39,000.00 CC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 87.

Notary Public

MY COMMISSION EXPIRES: July 6, 1991

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

For and in Consideration of the sum of TEN AND NO/100ths---------- ($10.00)---------- DOLLARS

Cash in hand paid by Anna E. Batson, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by said Anna E. Batson to pay the balance owing to Commerce Union Bank on a promissory note in the original amount of $39,500.00, secured by a Deed of Trust to J. R. Cannon, Trustee, in Book 6895, page 42, Register's Office for Davidson County, Tennessee, I, Douglass B. Smith, unmarried.

.....have bargained and sold, and by these presents do transfer and convey unto the said Anna E. Batson, her

.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Apartment Unit No. 113 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, said Register's Office, 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 description.

Being the same property conveyed to Douglass B. Smith, unmarried by deed from George Gianikas, Trustee as of record in Book 6895, page 39, said Register's Office.

This conveyance is made subject to all 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; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hamlet Condominiums (now Westfield Condominiums) as of record in Book 6678, page 771, amendment to change name to Westfield Condominiums in Book 6736, page 110, said Register's Office; also amended in Book 6801, page 962,

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This is unimproved ( ) improved (XX) property, known as 113 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anna E. Batson her heirs and assigns, forever.

And I do covenant with the said Anna E. Batson 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.

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Anna E. Batson her heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 23rd day of October, 1987

Douglass B. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglass B. Smith, unmarried

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, this 23rd day of October, 1987.

Margaret L. Kynard Notary Public

Commission Expires July 17, 1988

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PREE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

49000.00- CAPT.
137.20 CSTAX
.50 PREE
6.00 WDEED
CHECK 143.70-
6316A10/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:7:0.6:5:

IDENTIFICATION REFERENCE

Oct 26 2 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29678