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This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

BOOK 7615 PAGE 64

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Ms. Eileen Kleinfelter 337 Westfield Dr., Unit 120 Nashville, TN 37221	Southern Federal Bank P. O. Drawer 4207 Gulfport, MS 39502-4207	28-13A-120 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $63,000.00.

Eileen R. Kleinfelter
Affiant

Subscribed and sworn to before me this 29th day of July, 1988.

Mary Lynn Hickerson
Notary Public

My Commission Expires: 10-2-89

FILED & RECORDED
DAVIDSON COUNTY, TN
Aug 1 3 40 PM '88
IDENTIFICATION
5 4 6 4 3

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANDRA KAYE WALKER, UNMARRIED, has bargained and sold, and by these presents does hereby transfer and convey unto EILEEN R. KLEINFELTER, UNMARRIED, her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Apartment Unit No. 120 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 the same property conveyed to Sandra Kaye Walker, unmarried, by Deed from George Gianikas, Trustee, of record in Book 7139, Page 794, Register's Office, Davidson County, Tennessee.

As part of the consideration for this conveyance, Eileen R. Kleinfelter has agreed to assume the indebtedness secured by an existing Deed of Trust from Sandra Kaye Walker to J. R. Cannon, Trustee, of record in Book 2113, Page 87, to which this conveyance is subject.

This conveyance is subject to: BOOK 7615 PAGE 65

1. 1988 real property taxes.

2. Master Deed of record in Book 6678, Page 771, amendment in Book 6736, Page 110, and in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

3. Charter of the Westfield Condominiums Homeowners' Association, as amended in Book 6747, Page 667, said Register's Office, 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 Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to EILEEN R. KLEINFELTER, her heirs, successors and assigns forever.

AND SANDRA KAYE WALKER does covenant with the said EILEEN R. KLEINFELTER, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND SANDRA KAYE WALKER does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said land to EILEEN R. KLEINFELTER, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said SANDRA KAYE WALKER has caused these presents to be signed this 29th day of July, 1988.

Sandra Kaye Walker
SANDRA KAYE WALKER

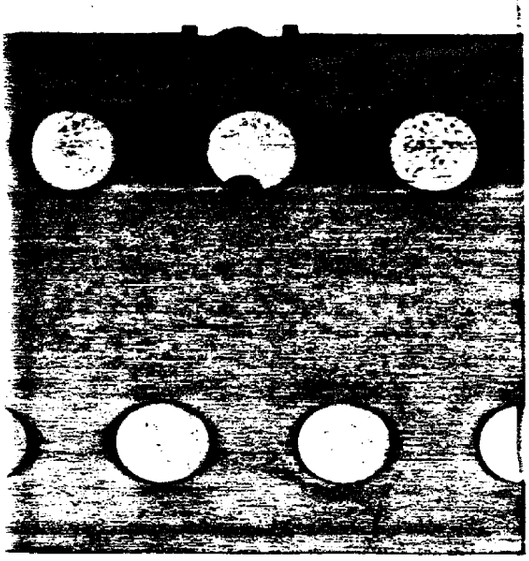
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

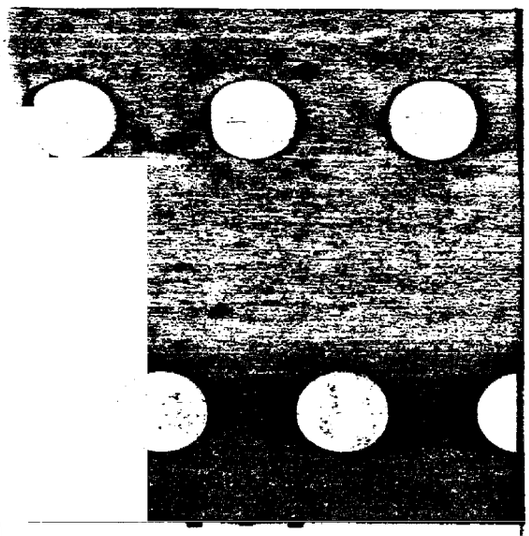
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, SANDRA KAYE WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 29th day of July, 1988.

Mary Lynn Nicholson
Notary Public

My Commission Expires: 10-2-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 66

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 63000.00

CON TX	207.90
PRFEE	0.50
WDEED	6.00
TOTAL	214.40
CHECK	214.40

08/01/88 01 15:44 0001 2418

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IDENTIFI REFERENCE

AUG 1 3 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119022