THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,921.40.

George K. McCabe
Affiant

Subscribed and sworn to before me this 28th day of December, 1988.

Notary Public
My Commission Expires: 3-11-90

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
GEORGE KILLEBREW McCABE 314 Westfield Drive Nashville, Tennessee 37221	SOUTHERN FEDERAL BANK P.O. Drawer 4207 Gulfport, MS 39502-4207	MAP 128-13-0-A PARCEL 314 CO 9D 79592

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND NINE HUNDRED TWENTY ONE AND 40/100 ($66,921.40) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **PATRICIA SHEARRON SANDERS,** unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GEORGE KILLEBREW McCABE,** unmarried hereinafter called the Grantee, his 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. 314 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 PATRICIA SHEARRON SANDERS, unmarried by deed from George Gianikas, Trustee of record in Book 7154, page 503, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank of record in Book 7154, page 506, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as Unit 314, Westfield Condominiums, 314 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

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 Davidson County, Tennessee.

4. Taxes for the current year which have been assumed and paid by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 I have hereunto set my hand on this the 28 day of November, 1988.

GEORGE KILLEBREW McCABE-Grantee

PATRICIA SHEARRON SANDERS-Grantor

1438 11/28 0101 03CHECK 227.27

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 GEORGE KILLEBREW McCABE and PATRICIA SHEARRON SANDERS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 1988.

MITCHELL NOTARY PUBLIC

Notary Public

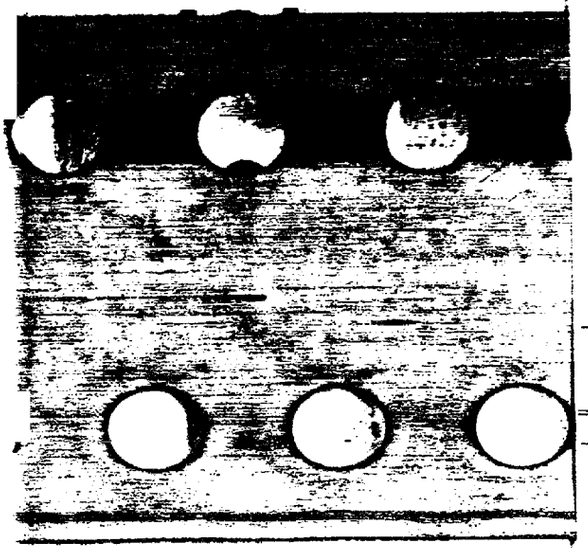
My Commission Expires: 3-11-90

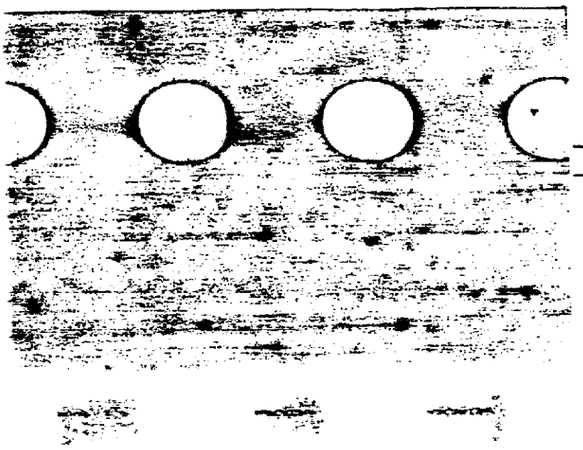
88662

IDENTIFICATION REFERENCE

Nov 28 3 12 PM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN





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

RECEIVED OF _____

FOR _____

BOOK 7712 PAGE 490

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
				CAMT 66921.40
				CON TX 220.77
				PRFEE 0.50
				MDEED 6.00
				TOTAL 227.27
				CHECK 227.27
11/28/88	01			15:17 0001 1438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8866 2

IDENTIFICATION REFERENCE

Nov 28 3 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157955