THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER/MST 2679

WARRANTY DEED BOOK 8203 PAGE 176

FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND AND 00/100 ($65,000.00) DOLLARS, Cash in Hand paid by SUSAN D. BROWN, receipt of which is hereby acknowledged, WE, ALAN W. FLOWERS, and wife, LISA W. FLOWERS, have bargained and sold, and by these presents do transfer and convey unto the said SUSAN D. BROWN, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:
>
> Being Apartment Unit No. 323 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 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, in the 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 Alan W. Flowers and wife, Lisa W. Flowers, by deed from George Glanikas, Trustee, dated July 15, 1988, and of record in Book 7604, Page 18, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the terms and provisions of Master Deed for Westfield Condominiums of record in Book 6678, Page 771; and amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256; and subject to all matters as shown by plat of record in Book 6250, Page 590, as revised at Book 6250, Page 748, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> This property is subject to Easement rights as set forth in Book 4851, Page 918; Book 6551, Page 988; Book 6551, Page 981; and Book 7803, Page 694, all in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SUSAN D. BROWN, their heirs and assigns, forever. And we do covenant with the said SUSAN D. BROWN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said SUSAN D. BROWN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 14 day of September, 1990.

Alan W. Flowers
ALAN W. FLOWERS

Lisa W. Flowers
LISA W. FLOWERS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ALAN W. FLOWERS, and wife, LISA W. FLOWERS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 14th day of September, 1990.

Becky Vaughn
NOTARY PUBLIC

My Commission Expires: 7-9-91

BOOK 8203 PAGE 177

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda Bassett
Affiant

Sworn to and subscribed to before me this 14 day of September, 1990.

Becky Vaughn
Notary Public

My Commission Expires: 7-9-91

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MAP 128-13
GROUP A
PARCEL 32300

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. Susan D. Brown
1221 White Bluff Rd.
White Bluff, Tn. 37187

2139 09/26 0101 03CHECK 6.0

STATE OF TENNESSEE, DICKSON COUNTY
The foregoing instrument and certificate were noted in Note Book O, Page 259 at 8:00 O'clock A. M. 9-26 1990 and recorded in Vol 226, Page 97 State Tax Paid $ 214.50
Fee 1.00 Recording Fee 8.00 Total $ 223.50
Receipt No 3532 Register

60041

SEP 26 9 16 AM '90