STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov 23 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Mail

**THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Valerie A. Bradley (NAME) | First Republic Mortgage (NAME) | |
| 130 Westfield Drive (ADDRESS) | 6012 Wilmington Pike (ADDRESS) | 128-13-0A |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Dayton, Ohio 45459 (CITY) (STATE) (ZIP) | 130 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roxelyn Gay Baumgartner and husband, Stephen L. Tench

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie A. Bradley and Richard D. Bradley, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 130 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 indentification and description of such unit.

Being the same property conveyed to Roxelyn Gay Baumgartner, unmarried by deed from George Gianikas, Trustee, of record in Book 7067, page 586, Register's Office, Davidson County, Tennessee.

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.

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.

Stephen L. Tench herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved ( X ) property, known as 130 Westfield Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness ~~my~~ our hand ~~s~~ this 20th day of September, 19 94

Roxelyn Gay Baumgartner

Stephen L. Tench

BOOK 9473 PAGE 266

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 Roxelyn Gay Baumgartner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 19 94.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

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 Stephen L. Tench, 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 Franklin, Tennessee, this 21 day of September, 1994.

My Commission Expires:

My Commission Expires March 21, 1[illegible]

_____
Notary Public

IDENTIF. & REFERENCE

93555

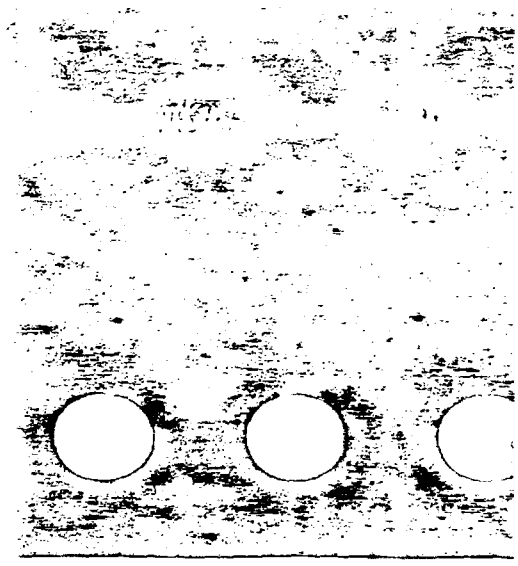
94 SEP 23 AM 10:19

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

1325 09/23 0101 03CHECK

253.20

93556



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

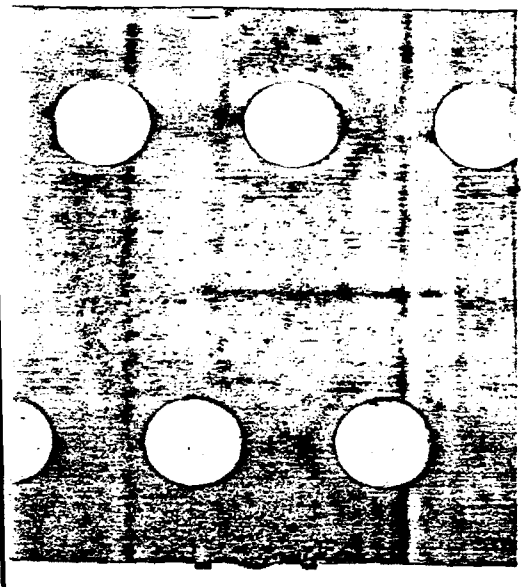
**RECEIVED OF** _____

**FOR** _____

BOOK 9473 PAGE 267

| | | |
|---|---|---|
| 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 | 66000.00 |
| CON TX | 244.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 253.20 |
| CHECK | 253.20 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

09/23/94 01 10:18 0001 1325

93555

IDENTIF. ↑ REFERENCE

94 SEP 23 AM 10:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 837612