File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

BOOK 10059 PG 357

ADDRESS NEW OWNER:
Joe C. Geren, Jr.
226 Westfield Drive
Nashville, TN 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 128-13A
GROUP
PARCEL 226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paula Dean Buchanan, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joe C. Geren, Jr., 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. 226 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 Paula Dean Buchanan, unmarried, by deed from Jeffrey D. McDonald and wife, Angelyn C. McDonald, as of record in Book 9529, page 166, Register's Office for Davidson County, Tennessee.
>
> The legal description used in this conveyance is the same as the previous transfer.

This is improved property known as 226 Westfield Drive, Unit 226, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Joe C. Geren, Jr., unmarried, his heirs and assigns, forever; and I, Paula Dean Buchanan, unmarried, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10059 PG 358

Witness my hand this the 23rd day of May, 1996.

Paula Dean Buchanan
Paula Dean Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paula Dean Buchanan, unmarried, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1996.

Adam R Smith
NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $82,000.00.

J. C. Geren, Jr.
AFFIANT

Subscribed and sworn to before me
this 23rd day of May, 1996.

Adam R Smith
NOTARY PUBLIC

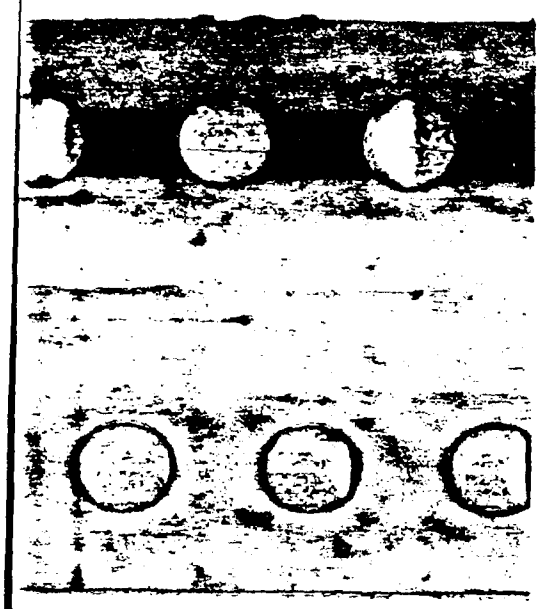
My Commission Expires: JUNE 19, 1999

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4733 05/23/96 01:01 03CHECK 312.40

96 MAY 23 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0184610
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

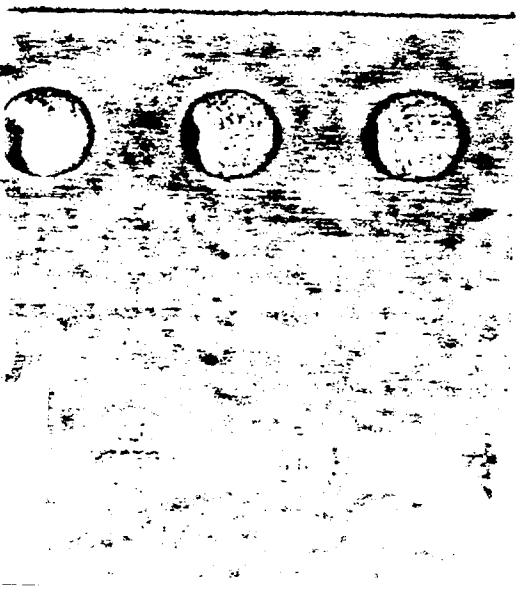
BOOK 10059 PG 359

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4733



0184610
IDENTIF. ↑ REFERENCE

96 MAY 23 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042660