THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10788 PG 400
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,900.00

Affiant

Subscribed and sworn to before me, this 4th day of February 1998

Notary Public

My Commission Expires: 9-24-2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JERRY ROSSMAN 176 Westfield Drive Nashville, Tennessee 37221	Jerry Rossman 171 Westfield Drive Nashville, TN 37221	MAP 128-13 A PARCEL 176 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 87,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JACQUELINE PHILLIPS AND HUSBAND, ELDON E. WILKERSON, JR.
hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JERRY ROSSMAN
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. 176 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 apurtenant 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 Jacqueline Phillips and husband, Eldon E. Wilkerson, Jr., by deed from Karen M. Levan, unmarried, of record in Book 9972, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 176 Westfield Drive, Nashville, Tennessee 37221

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.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Westfield Condominiums of record in Book 6831 , page 982 , Register's Office for Davidson County, Tennessee.

BOOK 10788 PG 401

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___. his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of February, 19 98.

Jacqueline Phillips
JACQUELINE PHILLIPS

Eldon E Wilkerson Jr by Jacqueline Phillips ATTY IN FACT
ELDON E. WILKERSON, JR.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Jacqueline Phillips, 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 this 4th day of February, 19 98.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Jacqueline Phillips, to me known to be the person who executed the foregoing instrument in behalf of Eldon E. Wilkerson, Jr. and acknowledged that she executed the same as the free act and deed of the said Eldon E. Wilkerson, Jr.

WITNESS my hand and seal this 4th day of February, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1534 02/09 0101 03CHECK 334.23

98 FEB -9 PM 3:06

REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

113989/6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10788 PG 402

CO - CONVEYANCE
WD - WARRANTY DEED
TD - TRUST DEED
MO - MORTGAGE
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CC - CERTIFIED COPY
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE
MISC - MISCELLANEOUS

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 8.00
TOTAL 334.23
CHECK 334.23

02/09/98 01 15:08 0001 1534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03898976
IDENTIF. # REFERENCE

98 FEB -9 PM 3:06
REGISTER
DAVIDSON CO. TN.

No. 1252073