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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON 10878 472 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00 Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 98 Notary Public MY COMMISSION EXPIRES: Sept 23, 2000 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric N. Ericson	SunTrust Bank, Nashville, N.A.	MAP 104-9-J
(NAME)	(NAME)	
3737 West End Avenue, #103	P.O. Box 305110	PARCEL 103
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gail Louise Roman, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric N. Ericson, an unmarried person

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:

Land in Davidson County, Tennessee, being Unit No. 103, of the Westbury Condominiums, a horizontal property regime established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westbury Condominiums, of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended in Book 6886, page 662, and Book 6958, page 220, said Register's Office (collectively, the "Master Deed"), to which reference is hereby made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Together with allocated parking space no (s) 17 & 18 and reserved space no (s) S-11.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3737 West End Avenue, #103, Nashville, Tennessee 37205
(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 hand this 1st day of April 19 98

Gail Louise Roman

Gail Louise Roman

BOOK 10878 PG 473

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 Gail Louise Roman, an unmarried person

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 1st day of April, 1998.

Commission expires Sept 23, 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

7555 04/08 0101 03CHECK

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LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Gail Louise Roman, unmarried, by deed from Gary W. Preston and wife, Gail E. Preston, of record in Book 9334, page 173, Register's Office for Davidson County, Tennessee.

04223209

IDENTIF. & REFERENCE

98 APR -8 AM 10:39

REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10878 PG 475

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 228000.00
CON TX 843.60
PRFEE 1.00
WDEED 12.00
TOTAL 856.60
CHECK 856.60

04/08/98 01 10:39 0001 7555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423209
IDENTIF. ↑ REFERENCE

98 APR -8 AM 10:39

REGISTER'S OFFICE
DAVIDSON CO., TENN.

No. 1277785