BOOK 11290 PAGE 639

BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 99

Notary Public

My Commission Expires March 27, 1999

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald H. Farris	Same	MAP 104-9
(NAME)	(NAME)	
3737 West End Avenue, #204		GROUP J
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		PARCEL 204 CO
(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, Estate of Iva P. Delay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald H. Farris

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 Unit No. 204 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontoal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; hererein referred to as the "Act") and the provisions of the Master Deed for The 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 by First Amendment to Master Deed of recoprd in Book 6886, page 662, and as amended by Second Amendment to Master Deed of record in Book 6958, page 220, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

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

Together with Allocated Parking Space No. 16 and Reserved Space No. S-17, which are hereby allocated to the aforesaid unit as an inseperable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Iva P. DeLay by deed from Mayora R. Ross, unmarried, of record in Book 9016, page 844, Register's Office for Davidson County, Tennessee. The said Iva P. DeLay having since died, unmarried, leaving said property to her Estate, Steven E. Dodson, Executor, being duly authorized to covey subject property pursuant to her Last Will and Testament

CONTINUED

This is improved (X) unimproved ( ) property, known as 3737 West End Avenue, #204, 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 4th day of January, 19 99

Estate of Iva P. Delay
By: Steven E. Dodson
Steven E. Dodson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven E. Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Iva P. Delay, the within named bargainor, and that he as such Executor of the Estate of Iva P. Delay, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Iva P. Delay, the within named bargainor by the said Steven E. Dodson as such Executor.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 4th day of January, 1999.

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

My commission expires: 3-27-99

WARRANTY DEED

FROM

Estate of Iva P. Delay

TO

Donald H. Farris

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

of record in Book 98P, page 871, Probate Court of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6050, page 116; the premises herein insured is a condominium apartment 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 The Westbury Condominiums, of record in Book 6819, page 210, as amended by First Amendment to Master Deed of record in Book 6886, page 662, and as amended by Second Amendment to Master Deed of record in Book 6958, page 220 and the By-Laws appended thereto of record in Book 6819, page 239; Charter of Incorporation of The Westbury Condominium Association of record in Book 6819, page 862; all of record in the Register's Office for Davidson County, Tennessee.

05349908
IDENTIFICATION REFERENCE
99 JAN 11 AM 10:38
CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
0865 01/11 0101 03CHECK 977.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11290 PAGE 642

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

260000.00
CON TX 962.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 977.00
CHECK 977.00

01/11/99 01 10:36 0001 0865

0534908

IDENTIF. & REFERENCE

99 JAN 11 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410230