BOX #14A
G=13022-2

WARRANTY DEED

JOHN T. COOK, NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

John H. Teas, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN H. TEAS, III (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	MAP 128-13-0-A
326 Westfield Drive (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 326.00co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	FB #09D-79604

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, JOYCE E. THWEATT AND HUSBAND, DENNIS E. THWEATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. TEAS, III, AN UNMARRIED MAN

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 326 of the Westfield Condominiums, Section VII, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Westfield Condominiums (formerly The Hamlet), of record in Book 6678, Page 771, and in Book 6736, Page 110, and as amended in Book 6801, Page 962, in Book 6831, Page 982, and in Book 7271, Page 256, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6678, Page 802, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Westfield Condominiums, of record in Book 6250, Page 590, as revised in Book 6250, Page 748, and amended in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Joyce E. Thweatt, unmarried, by Deed from Catherine H. Gillespie Young, married (and joined by Michael Young, her husband), of record in Book 9550, Page 223, Register's Office for Davidson County, Tennessee. The said Joyce E. Thweatt was married.

The premises herein conveyed is a condominium apartment established pursuant

CONTINUED

This is unimproved ( ) improved (X) property, known as 326 Westfield Drive, Nashville, TN 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 our hand s this 30th day of August 19 99

Joyce E. Thweatt
JOYCE E. THWEATT

DENNIS E. THWEATT

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
$ 393.75

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 JOYCE E. THWEATT AND HUSBAND, DENNIS E. THWEATT

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of August 19 99.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

LEGAL DESCRIPTION CONTINUATION

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, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 building 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 Westfield Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

DENNIS E. Thweatt, spouse of the above named Joyce E. Thweatt, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

06316 43
SEND TAX BILL & REFERENCE
99 SEP -2 AM 10:58
JILL GOODMAN REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 859

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

U631643

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:58

HILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CO T	103500.00
CO TX	382.95
PRFEE	1.00
MISC D	8.00
CFEE	2.00
TOTAL	393.95
CHECK	393.95

CP/OC/CP 01 10:58 0001 3985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512006