Instr:200002020010907 Page: 1 OF 2
REC'D FOR REC 02/02/2000 1:17:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $995.30

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson, Esquire
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $269,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2000.

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
J. NICOLE ALLEN	CAPITAL BANK & TRUST COMPANY	MAP 104-09.01
3737 West End Avenue, #201	1820 West End Avenue	PARCEL 201 CO
Nashville, Tennessee 37205	Nashville, Tennessee 37203	FB#26W09995

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARTIN BENNETT, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to J. NICOLE ALLEN, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3737 West End Avenue, #201 Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2000.

MARTIN BENNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN BENNETT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2000.

My Commission Expires: 9/23/2000

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 201, together with allocated parking spaces Nos. 4 and 5, and reserved space No. 5-19,together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6819, page 210, amended in Book 6886, page 662 and Book 6958, page 220, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin Bennett by deed from Joan Grace McEwen of record in Book 11659, page 316, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) Restrictions of record in Book 6819, page 210, amended in Book 6886, page 662 and Book 6958, page 220; (3) Charter of record in Book 6819, page 862, Book 7970, page 553; (4) All matters appearing of record, said Register's Office.