Davidson County DEEDWARR
Recvd: 12/20/00 09:18 3pgs
Fees:15.00 Taxes:159.10
20001220-0124587

PICK-UP

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027. (PRY)

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Sarah F. Bruner 217 Wesley Court Nashville, TN 37209	Same	128-13-A 238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer whichever is greater is $43,000.00

Katharine Vachon
AFFIANT

Sworn to and subscribed before me this 19 day of December, 2000

CHRISTY E. TRUDEAU
NOTARY PUBLIC, STATE OF TN
My Commission Expires OCT. 25, 2003

Christy E Trudeau
NOTARY PUBLIC

My commission expires: 10/25/03

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Katharine A. Vachon, "Grantor, have this day bargained and sold, and by these presents do transfer and convey unto Sarah F. Bruner, the "Grantee," her successors, and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee being Unit No. 238 on the Plan of Westfield Condominiums as of record in Book 6250, page 590, Register's Office for Davidson County, Tennessee and revised in Book 6250, page 748, and Book 6381, page 982, said register's office, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Faust H. Carmone and wife, Nettie L. Carmone, by instrument of record in Book 10677, page 746. The said Faust H. Carmone having since died intestate and unmarried, and his wife, Nettie L. Carmone, having predeceased him, and the said Sarah F. Bruner and Katharine A. Vachon being the sole heirs of Faust H. Carmone, deceased.

Charles Vachon, husband of Katharine A. Vachon, joins in this conveyance for the purposes of relinquishing any interest he may have in the subject property by virtue of his marriage.

THIS IS IMPROVED PROPERTY KNOWN AS: 238 Westfield Drive, Unit No. 238, Nashville, TN 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, its successors, and assigns, forever, and it does covenant with the said Grantee that it are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for restrictive covenants of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee and all By-Laws, restrictions and easements in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums of record in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, or as may otherwise appear of record in the Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind it self, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee. its successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 19 day of December 2000.

GRANTOR:

Katharine A. Vachon

KATHARINE A. VACHON

Charles D. Vachon

CHARLES VACHON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Katharine A. Vachon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 19 day of December 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Christy E. Dudley

NOTARY PUBLIC

My Commission Expires:
10/25/03

CHRISTY E. TRUDEAU
NOTARY PUBLIC, STATE OF TN
My Commission Expires OCT. 25, 2003