File Box 8

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
**Dorothea F. Quesenberry**
**3907 Westlawn Place**
**Nashville, Tennessee 37209**

SEND TAX BILL TO:
Pulte Mortgage Corporation
7475 South Joliet Street
Englewood, CO 80112

MAP 103-8
GROUP C
PARCEL 12

MORTGAGEE:
Pulte Mortgage Corporation
7475 South Joliet Street
Englewood, CO 80112

Davidson County DEEDWARR
Recvd: 12/29/00 11:13 2pgs
Fees:11.00 Taxes:347.80
20001229-0127435

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terry Janiak and wife, Margieann Janiak** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Dorothea F. Quesenberry**, hereinafter called the "GRANTEE", her 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 Lot No. 6-B of The Westlawn, a Condominium Development created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Plat Book 7972, page 794, amended at Instr. No. 200008300085678, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot, together with the parking area designated thereto and an undivided percentage interest in the common elements appurtenant to said unit, all as set forth in said Master Deed.

Being a part of the same property conveyed to Terrance W. Janiak and Margieann L. Janiak, Co-Trustees of the Janiak Family Trust, by deed from Larry L. Schmittou and wife Shirley Schmittou of record in Book 9562, page 730, Register's Office for Davidson County, Tennessee; further being the property conveyed to Terry Janiak and wife Margieann Janiak by deed from Terrance W. Janiak and Margieann L. Janiak, Co-Trustees of the Janiak Family Trust, being recorded simultaneously herewith.

Being one and the same as Terance W. Janiak and Margieann L. Janiak.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 3907 Westlawn Place, Nashville, Tennessee 37209.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 28th day of December, 2000.

Terry Janiak

Margieann Janiak

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Janiak and wife, Margieann Janiak**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of December, 2000.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $94,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day
of December, 2000.

[redacted]
NOTARY PUBLIC

My Commission Expires: [redacted]

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/28/2002