Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Christy Jannett Coonts
Affiant

Subscribed and sworn to before me, this 14th day of February, 2001.

Grace K Hornsby
Notary Public
My commission expires: 3/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/20/01 15:39 2pgs
Fees:11.00 Taxes:403.30

20010220-0015724

Address of New Owner:	Send Tax Bills to:	Tax Information
Christy Jannett Coonts	First Horizon Home Loan	128-13-A-427 CO
427 Westfield Drive	P.O. Box 146	
Nashville TN 37221	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia B. Kirby, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Christy Jannett Coonts, hereinafter called the Grantee, her successors 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 Unit No. 427 on the Plan of Westfield Condominiums, as created pursuant to the terms of the Master Deed and By-Laws, of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, in Book 6831, Page 982, and Book 7271, Page 256, and as shown on Exhibit "D" to the Amendment to the Master Deed, of record in Book 6831, Page 982, Register's Office for said County, to which Plan reference is hereby made for a complete description.

(The previous deed of record in Book 11333, Page 205, said Register's Office, contains an incomplete legal description in that said deed refers to the Master Deed in Book 6678, Page 771, said Register's Office, and does not include the amendments thereto.)

Being the same property conveyed to Patricia B. Kirby, unmarried, by deed from Tracy S. Walls, unmarried, and Huey Walls and wife, Sarah D. Walls, of record in Book 11333, Page 205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 427 Westfield Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of February, 2001.

Patricia B Kirby by Michael L Worsham, Atty/In Fact
Patricia B. Kirby
By: Michael L. Worsham, Atty. In Fact

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 Michael L. Worsham, Attorney In Fact, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Patricia B. Kirby and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of February, 2001.

3/28/02
Commission expires

Notary Public