WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER
SUITE 150
BRENTWOOD, TN 37027
B-1904

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/01 09:15 2pgs
Fees:11.00 Taxes:1091.50
20010319-0025763

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00**.

Affiant

Sworn to and subscribed before me this 9th day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 12-27-03

KAREN L. KNOLL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert L. Pennington and Roy W. Novak,	property owner	Map 104-95
3737 West End Ave #301		Parcel 301
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Ziegler, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Roy W. Novak and Robert L. Pennington,** Jr. AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 301 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated §66-27-101 through 66-27-123), and the provisions of the Master Deed for Westbury Condominiums, of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, as amended in Book 6886, page 662, said Register's Office, including, without limitation the by-laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended in Book 6958, page 220, and by Instrument No. 200006060055942, said Register's Office (Collectively, the "Master Deed", to which Master Deed reference is here made for a more complete and accurate description of said unit.

Together with the undivided percentage in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other right, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No.(s) 11 and 24 and Reserved Space No. 4, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Robert P. Ziegler, by deed from 3737 West End Developers, a Tennessee Joint Venture, of record in Book 7175, page 190, Register's Office for Davidson County, Tennessee.

Patricia M. Ziegler, wife of Robert P. Ziegler, executes this deed for the purpose of conveying any and all interest she may have in the above-described property.

This is improved property known as Unit 301, 3737 West End Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 9th day of March, 2001.

Robert P. Ziegler **Patricia M. Ziegler**

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, **Robert P. Ziegler, and Patricia M. Ziegler**, the Bargainer, 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 this 9th day of March, 2001.

KAREN L. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 12-29-03