box2

Davidson County DEEDWARR
Recvd: 05/09/01 11:12 2pgs
Fees:11.00 Taxes:336.70

20010509-0048115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 7-5-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Dodson (NAME)	New Owner (NAME)	MAP: 128-13-A
238 Westfield Drive (ADDRESS)	(NAME) (ADDRESS)	PARCEL: 238
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sarah F. Bruner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason L. Dodson, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 238 on the Plan of Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590, Register's Office for Davidson County, Tennessee, and the first revision thereof in Book 6250, page 748, and further shown and described in an amended document of record in Book 6831, 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 Sarah F. Bruner by deed from Katharine A. Vachon of record in instrument # 20001220-0124587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; the plan of record in Plat Book 6250, page 590; Book 6250, page 748; and Book 6831, page 982; Master Deed in Book 6678, Page 771, Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; By-Laws in Book 6678, page 802: Book 7271, page 310; Charter in Book 6746, page 677; easements in Book 4851, page 918; Book 6551, page 981; easement Book 6551, page 988; Agreement in Book 7803, paeg 694; Lack of direct access to Interstate 40, a controlled access highway, along the northwesterly boundary of subject property.

Subject property has never been the primary residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 238 Westfield Drive, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 7th day of May, 2001

Sarah F. Bruner

Sarah F. Bruner

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 Sarah F. Bruner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 7th day of May, 2001.

Commission expires 7.27.02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Sarah F. Bruner

TO

Jason L. Dodson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027