ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Steven J. Phillips, et ux.	New Owner	Map 104-9 Group J
3737 West End Avenue #206		Parcel 206
Nashville, TN 37205		

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bobette K. Schulman**, an unmarried person (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Steven J. Phillips and wife, Susan Z. Phillips**, (herein referred to as "Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes for the year 2002 and subsequent years.

2. Master Deed recorded in Book 6819, page 210, as amended in Book 6886, page 662, Book 6958, page 220 and instrument number 200006060055942, Register's Office of Davidson County, Tennessee.

3. Charter of record in Book 6819, page 862, as amended in Book 7970, page 553, Register's Office of Davidson County, Tennessee.

4. By-Laws of record in Book 6819, page 239, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 3737 West End Avenue, Unit 206, Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said

Davidson County DEEDWARR
Recvd: 12/07/01 15:58 3pgs
Fees:18.00 Taxes:888.00
20011207-0135299

GRANTEES, GRANTEES' heirs, successors and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me this 30 day of November, 2001.

Notary Public

My commission expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WITNESS my hand this 30th day of November, 2001.

Bobette K. Schulman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobette K. Schulman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2001.

Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"

BEING Unit No. 206 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123) and the provisions of the Master Deed for the Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended in Book 6886, page 662, Book 6958, page 220 and instrument number 200006060055942, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said unit

TOGETHER WITH the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

TOGETHER with Allocated Parking Space No(s). 3 and Reserved Space No(s). 9, 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 Bobette K. Schulman by General Warranty Deed from 3737 West End Developers, a Tennessee joint venture composed of Mark McDonald, Steve G. Fridrich and John T. Rochford, III, of record in Book 7151, page 521, Register's Office for Davidson County, Tennessee.