File in Box No. 19 B

WARRANTY DEED

#01-10-4-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~157,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF: December, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY W. NOVAK	COUNTRYWIDE HOME LOANS, INC.	MAP 103-16-0-B
(NAME)	(NAME)	
4215 Harding Pike, Unit 903	4500 Park Granada	PARCEL 098CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Calabasas, CA 91302-1613	
(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, DR. JEAN F. KLEEMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY W. NOVAK, 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. 903 as shown on the Plat of Windsor Tower, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5313, Page 338, as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Windsor Tower, a Condominium, as of record in Book 5200, Page 71, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Dr. Jean F. Kleeman, unmarried, by Deed from William P. Bruce, Sr., married, of record in Book 10713, Page 700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings

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unimproved ( )
This is improved (X) property, known as 4215 Harding Pike, Unit 903, Nashville, TN 37205
(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 6th day of December 2001

Jean F. Kleeman
DR. JEAN F. KLEEMAN

Davidson County DEEDWARR
Recvd: 12/10/01 12:08 2pgs
Fees:13.00 Taxes:580.90

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contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road (now known as Windsor Tower), a Condominium, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of December, 2001, before me personally appeared DR. JEAN F. KLEEMAN, UNMARRIED, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission Expires: May 28, 2003

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.