Davidson County DEEDWARR
Recvd: 02/06/02 10:43 2pgs
Fees:13.00 Taxes:395.90

20020206-0016366

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of January, 2002.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles Lane Miller
321 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 128-130-A-321.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas D. Gupton and wife, Wilma D. Gupton,** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles Lane Miller, an unmarried man,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 321 of Westfield Condominiums, established by a Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6801, page 962, Book 6831, page 982, and in Book 7271, page 256, 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 Exhibit "C" of said Master Deed of record in Book 6831, page 982, in said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Thomas D. Gupton and wife, Wilma D. Gupton, by Warranty Deed from John Andrew Clements, a single person, of record in Book 9360, page 552, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Deed Book 9360, Page 552, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.

Subject to a Master Deed of record in Book 6678, Page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 321 Westfield Drive, Nashville, Tennessee 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 17th day of January, 2002.

Thomas D. Gupton

Thomas D. Gupton

Wilma D. Gupton

Wilma D. Gupton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Gupton and Wilma D. Gupton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2002.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

04578-BW

My Commission Expires MAR. 27, 2005