Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/07/02 08:49 2pgs
Fees:13.00 Taxes:275.55

20020507-0055691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Notary Public
My commission expires: 5-14-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew M. Magness	1ST Nest	128-13-A-108
108 Westfield Drive	P.O. Box 17257	
Nashville TN 37221	Memphis Tn 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles A. Buckner, Jr. and wife, Karen M. Buckner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew M. Magness, AKA A. MILLER MAGNESS hereinafter called the Grantees, their successors 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. 108 of Westfield Condominiums, 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 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982, and 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. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, said Register's Office, for a more complete description.

Being the same property conveyed to Charles A. Buckner, Jr. and wife, Karen M. Buckner by deed from Harvey W. Alls and wife, Sandra C. Alls of record in Book 10391, Page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Westfield Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of April, 2002.

Charles A. Buckner, Jr.

Karen M. Buckner

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Buckner, Jr. and Karen M. Buckner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Scottsdale, AZ, this 30 day of April, 2002.

Notary Public

My Commission expires

OFFICIAL SEAL
NANCY H. BROWN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires July 9, 2005