Return To: [illegible] Tennessee, LLC
[illegible] Cicle, #150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of May, 2002.

Notary Public
My Commission Expires:

SONYA M. BRANHAM NOTARY PUBLIC SUMNER COUNTY, TENN. AT LARGE

Davidson County DEEDWARR
Recvd: 05/30/02 11:49 2pgs
Fees:13.00 Taxes:366.30

20020530-0065597

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jacob J. Abair. Et ux
177 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO:
ABN AMRO Mtg Group
P O Box 5064
Troy, Mich 48084

MAP-PARCEL NUMBERS:
128.00-13.00A 177.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD STACY, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JACOB J. ABAIR and wife, TRISTIN D. ABAIR,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Apartment Unit No. 177 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 6831, Page 982, 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, in said Register's Office, for a more complete identification and description of such Unit.

**

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee(s).

This is improved property known as: **177 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 **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 20 day of May, 2002.

RICHARD STACY

** Being the same property conveyed to the grantors herein by deed of record in Book 11110, page 29, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RICHARD STACY**, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of May, 2002.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY