PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 43510
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/04/02 14:00 3pgs
Fees:18.00 Taxes:999.00
20020604-0067555

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lenn E. Goodman Roberta Walter Goodman 106 Adams Park Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-09-J-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald H. Farris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lenn E. Goodman and spouse, Roberta Walter Goodman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.204 of The Westbury Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C of record in Book 6819 page 210 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, together with Allocated Parking Space No. 16 and Reserved Space No. S-17, 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 Donald H. Farris by deed from the Estate of Iva P. Delay of record in Book 11290, page 639, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; Exhibit "C" to the Master Deed, with Owner's Certificate, of record in Plat Book 6819, Page 210, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6819, page 210, Book 6886, page 662, Book 6958 page 220, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Donald H. Farris and Elizabeth Farris by Lynn A. Gardner as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3737 West End Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2002 .

Donald H. Farris by Lynn A. Gardner — Elizabeth Farris by Lynn A. Gardner

Donald H. Farris By:Lynn A. Gardner, Atty-in-Fact

Elizabeth Farris By:Lynn A. Gardner, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Sworn and subscribed before me this 31st day of May, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Lynn A. Gardner** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Donald H. Farris** and Elizabeth Farris, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2002

Kathryn Lewellen
Notary Public

My Commission Expires: SHELBY COUNTY, TENNESSEE AUG 27 2002 KATHRYN J. LEWELLEN NOTARY PUBLIC AT LARGE My Commission Expires

---

EXHIBIT "A"

To

Warranty Deed

FROM: Donald H. Farris

TO: Lenn E. Goodman and spouse, Roberta Walter Goodman

State of Tennessee
County of Shelby

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lynn A. Gardner, Affiant

Sworn to and subscribed before me this

31st day of May, 2002

Kathryn Lewellen
Notary Public

My Commission Expires: SHELBY COUNTY, TENNESSEE AUG 27 2002 KATHRYN J. LEWELLEN NOTARY PUBLIC AT LARGE My Commission Expires