THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19171**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $120,450.00. Karen E. West Affiant Subscribed and sworn to before me, this 28th day of JUNE, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Ms. Karen E. West 535 Plantation Court Nashville, TN 37221	**Send Tax Bills To:** Pulte Mortgage Corporation 7475 South Joliet Street Englewood, CO 80112	**Tax Information:** MAP 142-05-A PAR 123.00 CO FB 09D 64792

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. STEINKAMP, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KAREN E. WEST, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 535 Plantation Court, Nashville, Tennessee 37221.

Subject property is not and has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of JUNE, 2002.

John H. Steinkamp Jr. by Joseph Schrott Attorney-in-fact

JOHN H. STEINKAMP, JR., BY: JOSEPH SCHROTT, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 07/02/02 13:30 2pgs
Fees:13.00 Taxes:445.67

20020702-0079422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH SCHROTT with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JOHN H. STEINKAMP, JR. and is authorized by the said JOHN H. STEINKAMP, JR. to execute this instrument on HIS behalf.

Witness my hand, at Office, this 28th of JUNE, 2002.

My commission expires:

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Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit U-35, together with carport designated U-3-C, on the Plan of Section 2, River Plantation Condominium Apartments of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Two), a horizontal property regime established by Master Deed and By-Laws of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, corrected in Book 6436, page 389, said Register's Office.

Being the same property conveyed to John H. Steinkamp, Jr. by deed from William Albert Hopkins and wife, Peggy Jean Hopkins of record in Book 9075, page 789, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, corrected in Book 6436, page 389; (3) Easements, or claims of easements, not shown by the public record; (4) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; (5) Terms and limitations imposed by the Tennessee Horizontal Porperty Act, T.C.A., Sections 66-27-101 et seq.; and (6) All matters appearing on the Plan of record in Plat Book 4460, pages 136 and 137, said Register's Office.

John H Steinkamp Jr. by Joseph Schmidt