WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-23-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODNEY S. FRENCH	RODNEY FRENCH NONE	MAP 128-13A PAR 158CO
4505 HARDING ROAD, #124 (NAME) 158 WESTFIELD DRIVE	(NAME) 4505 HARDING ROAD, #124	
(ADDRESS) 37205 NASHVILLE, TN 37221	(ADDRESS) NASHVILLE , TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EVELYN DIXON, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY S. FRENCH AND WIFE, KELLY FRENCH, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit A ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 158 WESTFIELD DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this 12th day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/14/02 11:06 2pgs
Fees:13.00 Taxes:273.80
20020814-0098327

Evelyn Dixon
EVELYN DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, EVELYN DIXON, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8/12/02.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 23, 2004

NOTARY PUBLIC
My commission expires:

Exhibit "A"

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 158 of the Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to Plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Evelyn Dixon by deed of record in Instrument No. 20010525-0054657, Register's Office for Davidson County, Tennessee.