Box 44

Davidson County DEEDWARR
Recvd: 09/03/02 15:47 3pgs
Fees:18.00 Taxes:77.70
20020903-0106116

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $21,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of August, 2002. Notary Public My Commission Expires: 2/25/03

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Doge Properties LLC 308 Hillwood Blvd. Nashville, TN 37205	Same	147-03-0-A-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALONZO SHELDON WESTBROOK, III**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOGE PROPERTIES LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit H-10 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, 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 A-1 of said Master Deed, Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Linda Crane Westbrook by deed from Harding Manor Associates of record in Book 6165, page 914, Register's Office for Davidson County, Tennessee, Linda Crane Westbrook and Alonzo Sheldon Westbrook, III having since divorced and Linda Crane, formerly Linda Crane Westbrook, having quitclaimed all of her right, title and interest in the subject property pursuant to that Final Decree of Divorce of record in Book 7499, page 861,

said Register's Office, to Alonzo Sheldon Westbrook, III by Quitclaim Deed of record as Instrument No. 20020903-0106115, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing Harding Place Condominium, of record in Book 6104, page 725, Register's Office for said County.

4. Charter of Harding Place Condominium Association, Inc. of record in Book 6081, page 872, Register's Office for said County.

5. Rights of tenants under unrecorded lease.

This is improved property known as 441 Harding Place, Unit H-10, Nashville, TN 37211.

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, its heirs and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of August, 2002.

Alonzo Sheldon Westbrook III

Alonzo Sheldon Westbrook, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALONZO SHELDON WESTBROOK, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2002.

Notary Public

My Commission Expires: 3/29/03