Davidson County DEEDWARR
Recvd: 01/09/03 10:03 2pgs
Fees:13.00 Taxes:352.61
20030109-0004048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,300.00.

Affiant

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

Notary Public

My Commission Expires: 11-7-06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nancy K. Thompson
203 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
128-13-0A-203.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Olson Karesh, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Nancy K. Thompson**, unmarried hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Apartment No. 203 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 as 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 as set forth in 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.

Being the same property conveyed to Kimberly Olson*, unmarried by deed from Barry M. Lebowitz and wife, Gaylia D. Lebowitz of record in Book 10958, Page 593, Register's Office for Davidson County, Tennessee. *Kimberly Olson is now married and known as Kimberly Olson Karesh.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 203 Westfield Drive, Nashville, Tennessee 37221.

*Robert Karesh, husband of Kimberly Olson Karesh, joins in this instrument to convey any and all marital interest he has in said property.

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 I do covenant with the said **GRANTEES** 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 **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 this 20th day of December, 2002.

Kimberly Olson Karesh

Kimberly Olson Karesh

*Robert Karesh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Olson Karesh, a married woman,* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

06980-BP

* Robert Karesh