File Box 9-B
First Title & Escrow Co., Inc.
#19832-05
2000 Richard Jones Rd.
Ste. 110
Nashville, TN 37215

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kelly Bowman
3903 Westlawn, Unit 7-B
Nashville, Tennessee 37209

SEND TAX BILL TO:
SouthTrust Mortgage Corp.
210 Wildwood Pkwy. #100
Birmingham, AL 35209

MORTGAGEE:
SouthTrut Mortgage Corp.

MAP	**103-8**
GROUP	**C**
PARCEL	**13.00**

Davidson County DEEDWARR
Recvd: 01/27/03 13:45 3pgs
Fees:18.00 Taxes:381.10
20030127-0010813

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terance W. Janiak, a 1/2 undivided interest and Margieann L. Janiak, a 1/2 undivided interest** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kelly Bowman, unmarried** hereinafter called the "GRANTEE", her 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"

Being the same property conveyed to Terance W. Janiak, a one-half undivided interest and Margieann L. Janiak, a one-half undivided interest by deed from Terance W. Janiak and Margieann L. Janiak, Co-Trustees of the Janiak Family Trust of record in Instrument no. 200012290127434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 3903 Westlawn, Unit 7-B, Nashville, Tennessee 37209.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 15th day of January, 2003.

Terance W. Janiak

Margieann L. Janiak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terance W. Janiak and Margieann L. Janiak**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is **$103,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 10-26-05

Exhibit A

Tract VI: Land in Davidson County, Tennessee, being Units No. 7B of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7972, page 794 and amended at Instrument Number 200008300085678, Register's Office, Davidson County, Tennessee, together with the parking areas designated thereto and an undivided percentage interest in the common elements appurtenant to said Units, all as set forth in said Master Deed. Reference is hereby made to the Condominium Site Plan as shown of record in Book 7972, page 817, Register's Office, Davidson County, Tennessee.

This is improved property known as 3903 Westlawn Place, Nashville, Davidson County, Tennessee 37209