C3

Realty Title
6-48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/03 08:41 2pgs
Fees:13.00 Taxes:1137.75

20030128-0011313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 3/14/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM BLOT (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 104-09-0-J,
3737 West End Avenue, #301 (ADDRESS)	718 Thompson Lane, Suite 104 (ADDRESS)	PARCEL 301.00co
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, ~~XXX~~ I, Roy W. Novak, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM BLOT AND WIFE, FRANCES BLOT

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:

LAND in Davidson County, Tennessee, being Unit No. 301 and together with allocated Parking Space No.(s) 11 and 24 and Reserved Space No. 4, of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated 66-27-101 through 66-27-123) and the provisions of the Master Deed for Westbury Condominiums, of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, as amended in Book 6886, Page 662, Register's Office for Davidson County, Tennessee, without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office, as amended in Book 6958, Page 220 and by Instrument No. 20000606055942, said Register's Office. (Collectively, the "Master Deed" to which Master Deed reference is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to Roy W. Novak and Robert L. Pennington, Jr., as joint tenants with the right of survivorship, by Warranty Deed from Robert P. Ziegler, married, of record in Instrument No. 20010319-0025763, Register's Office for Davidson County, Tennessee. And further conveyed to Roy W. Novak, unmarried, by Quitclaim Deed from Robert L. Pennington, Jr., unmarried, of record in Instrument No. 20020426-0051810, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3737 West End Avenue, Unit 301, Nashville, TN 37205
(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 this 22nd day of January, 2003

Roy W. Novak

ROY W. NOVAK

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 Roy W. Novak

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westbury Condominiums of record in Book 6819, Page 210 and as amended in Book 6886, Page 662, Book 6958, Page 220 and as further amended in Instrument No. 200006060055942, Register's Office for Davidson County, Tennessee.