STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2003.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JULY 26, 2003

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/21/03 09:08 3pgs
Fees:18.00 Taxes:277.50
20030221-0022988

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer J. Disorbo
105 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
America's Wholesale Lender
P.O. Box 660694
Dallas, TX 75266

MAP-PARCEL NUMBERS:
128-13-A-105

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, **Christina M. Stevens**, married,* hereinafter referred to as Grantors, hereby transfers and conveys to **Jennifer J. Disorbo** 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:

Land in Davidson County, Tennessee, being Apartment Unit No. 105 of Westfield condominiums created inder Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated and as established by a Master Dee of record in Book 6678, page 771 and amended in Book 6736, page 110 and futher amended in Book 6831, page 982, Book 6801, page 962, and Book 7271, page 256, said Register's Office, 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 set forth as 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 Christina M. Cosmides by Deed from Sarah M. Morrison of record in Book 10179, page 222, Register's Office for Davidson County,Tennessee.

Christina M. Cosmides is now known as Christina M. Stevens.

*Lemuel Birthwright Stevens, III, husband of Christina M. Stevens, joins in this instrument to convey any and all marital interests he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 6250, Page 590, Register's Office for Davidson County, Tennessee.

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

Easement of record in Book 6551, Page 981, and Book 4851, page 918, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6678, page 802, Register's Office for Davidson County, Tennessee.

Agreement for dedication of public utilities easement of record in Book 7803, page 694, 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 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 105 Westfield Drive, Nashville, Tennessee 37221.

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 31st day of January, 2003.

Christina M. Stevens

Christina M. Stevens

Lemuel Birthwright Stevens III

Lemuel Birthwright Stevens, III

07223-BP

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 Christina M. Stevens and Lemuel Birthwright Stevens, III 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 31st day of January, 2003.

Notary Public

My Commission Expires: 11-22-08

