Davidson County DEEDWARR
Recvd: 05/13/03 10:32 2pgs
Fees:13.00 Taxes:240.50

20030513-0064046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of May, 2003.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bernadine C. Hughes
625 River Rouge Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
128-130-A-159.00CO

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, **Ralph Edward McDearmon, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Bernadine C. Hughes, married,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Apartment Unit No. 159 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 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 appurtent 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 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 Ralph Edward McDearmon, unmarried, by deed from Lee Ann Murphy Kennedy and husband, Sam Kennedy of record in Book 8617, page 27, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Exhibit "D" of the Master Deed.

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

Easements of record in Book 4851, page 918; Book 6551, page 988; Book 6551, page 981; and Book 7803, page 694, 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 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 GRANTOR paying his prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 159 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 **GRANTEE**, her heirs and assigns forever, and I do 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 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 **GRANTEE**, her 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 8th day of May, 2003.

Ralph Edward McDearmon

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 Ralph Edward McDearmon, unmarried, 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 8th day of May, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TN

08168-BW