Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030110

Davidson County DEEDWARR
Recvd: 05/20/03 09:59 2pgs
Fees:13.00 Taxes:355.20
20030520-0068543

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer J. Walker, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Phillip G. Leaberry, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Apartment Unit No. 249 of Westfield Condominiums created under Title 66, Section 27-1010, 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 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 Jennifer J. Walker, a single person, by Deed from Barbara J. Herbert-Patronis and George O. Herbert, Jr. and Thomas A. Patronis, Jr. dated 7-22-93, recorded 7-26-93, in Book 9025, page 150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions; easements and/or setback lines of record in Book 6250, page 590, Book 6250, page 748, Book 6831, page 982; Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6831, page 982, all of said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 7 day of April, 2003.

Jennifer J. Walker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jennifer J. Walker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 7 day of April, 2003

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 day of April, 2003.

Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 128-13-0-A 249.00 CO
ADDRESS NEW OWNER:
249 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO THE SAME ADDRESS