PLEASE RETURN TO: EXECUTIVE TITLE, LLC; 2520 N. Mt. Juliet Rd.;
Mt. Juliet, TN 37122

~~RECORDING REQUESTED BY~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 41988

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 11:10 2pgs
Fees:13.00 Taxes:432.90
20030604-0076359

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **the 30th DAY OF MAY, 2003.**

Notary Public

MY COMMISSION EXPIRES: 2-19-06

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RACHEL C. TONEY **416 Westfield Drive** **Nashville, TN 37221**	SUNTRUST MORTGAGE 201 4th AVE. NORTH 7th FLOOR NASHVILLE, TN 37219	**128-13-A-416**

FOR AND IN 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 **I, ROBERT HOLMES and wife, DONNA HOLMES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL C. TONEY**, unmarried

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:

BEING Apartment Unit No. 416 on the plan of Westfield Condominium 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 6801, page 962, and 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 of such Unit.

BEING the same property conveyed to Robert Holmes by Quitclaim Deed from James J. Holmes, A Single Person, of record in Instrument Number 20011012-0111716, Register's Office for Davidson County, Tennessee and being the same property conveyed to James J. Holmes, a single person, by instrument which is of record in Book 10175, page 224, Register's Office for Davidson County, Tennessee. The said Donna Holmes, wife of Robert Holmes, joins in said conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved
This is Improved (X) property known as 416 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 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 OUR HANDS THIS 30TH DAY OF MAY, 2003.

ROBERT HOLMES **DONNA HOLMES**

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 ROBERT HOLMES and wife, DONNA HOLMES, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th of May, 2003.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006