Davidson County DEEDWARR
Recvd: 07/03/03 13:16 2pgs
Fees:13.00 Taxes:407.00

20030703-0092541

WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 2701430
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
Judith J. Gentry (NAME)	Countrywide Home Loans (NAME)	Map 103-8C
3921 Westlawn Place (ADDRESS)	750 Old Hickory Blvd #180 (ADDRESS)	Parcel 004.00CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, WE, Mary Elizabeth Clayton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith J. Gentry

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. 2-A on the Plan of Westlawn Condominiums, Plat as shown as Exhibit "D" to the Master Deed of record in Book 7972, page 794, and as amended in Instrument No. 20000830-0085678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mary Elizabeth Clayton, Unmarried by Deed from Terance W. Janiak and Margieann L. Janiak, Co-Trustees for The Janiak Family Trust, of record in Book 11501, Page 815, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of Westlawn Condominiums, of record in Book 7972, Page 794, and as amended in Instrument No. 20000830-0085678; and By-Laws in Book 7972, page 810, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3921 Westlawn Place, Nashville, TN 37209
(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 26th day of June, 2003

Mary Elizabeth Clayton
Mary Elizabeth Clayton

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 Mary Elizabeth Clayton, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of June, 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared JUDITH GENTRY, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____, and that _____ as such _____ the within named bargainor, a _____ and _____ 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 26th day of June, 2003.

My commission expires 1-27-07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE Comm. Expires 05/08/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007