THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21158-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $109,000.00. Affiant Subscribed and sworn to before me, this 8 day of July, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 20, 2003

WARRANTY DEED

Address New Owner: Chris Westbrook David O. Westbrook 1018 17th Avenue South #5 Nashville, TN 37212	**Send Tax Bills To:** National Bank of Commerce 115 29th Ave., South Nashville, Tennessee 37212	**Tax Information:** Map No.104.04 Parcel No. 003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard C. Lawson , unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Westbrook, unmarried and David O. Westbrook, married,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1018 17th Avenue South #5, Nashville, Tennessee, 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 8, 2003.

Richard C. Lawson

Davidson County DEEDWARR
Recvd: 07/18/03 14:59 2pgs
Fees:13.00 Taxes:403.30
20030718-0101373

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard C. Lawson**, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2003.

Notary Public

My Commission Expires: _____

OR

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 20, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of The Lincoln Court Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6942, page 585, amended in Book 7357, page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Richard C. Lawson, married by deed dated August 30, 1999 from Carlton G. Wood and wife, Deborah S. Wood of record in Book 11650, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 6950, page 549;
3) Easements of record in Book 4577, pages 599 and 601; and
4) All matters appearing on the Plan of record in Book 6942, page 585 and Book 7357, page 854, Register's Office for Davidson County, Tennessee.