RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
JOHN A. GUPTON, III
BAKER, DONELSON, BEARMAN & CALDWELL
A PROFESSIONAL CORPORATION
SUITE 1000, 211 COMMERCE STREET
NASHVILLE, TENNESSEE 37201
615-726-5600

Davidson County DEEDWARR
Recvd: 09/10/03 15:20 3pgs
Fees:18.00 Taxes:1184.00
20030910-0132294

FROM: **Milton Stephen Harrison** ("GRANTOR")

TO: **Kenneth D. McKellar Dever** ("GRANTEE")

ADDRESS NEW OWNER:
Kenneth D. McKellar Dever
3733 West End Ave, #300
Nashville, TN 37205

SEND TAX BILLS:
Same

MAP AND PARCEL NUMBER:
104-9-L/300.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Milton Stephen Harrison,** (unmarried), have bargained and sold, and by these presents do transfer and convey unto **Kenneth D. McKellar Dever**, his heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 300, together with the appurtenant interest in the common elements, of the Westende Condominiums, a horizontal property regime established by Master Deed of record in Book 7288, page 65, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached to the aforementioned Master Deed at pages 123 thru 127 and being located upon part of Lots Nos. 3 and 4 on the Plan of Map of Bransford Realty Cos. Golf and County Club Subdivision, of record in Plat Book 332, page 152, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Milton Stephen Harrison by Warranty Deed from Leonard J. Klarich and wife, Glorietta Klarich, as Trustee under Declaration of Trust dated July 5, 1984, as amended on April 23, 1987, of record in Book 9586, page 671, said Register's Office.

Subject to Master Deed/The Westende Condominiums of record in Book 7288, Page 65 and amended in Book 8713, page 111, and all matters shown on the Plan of Record.

Subject to taxes for the year 2003, which are not yet due and payable, but which Grantee agrees to assume and pay.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as, and located at, 3733 West End Avenue, Unit 300, Nashville, Tennessee 37205.

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, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS my hand on the day and date set forth below.

9-9-03
Date

Milton Stephen Harrison
Milton Stephen Harrison

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, **Milton Stephen Harrison, (unmarried),** the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/04

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00

AFFIANT

Subscribed and sworn to before me, this 9 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/04

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

N RAC 438329 v1
2824526-000003 09/09/2003