39-B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21996-10-2003** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $106,000.00. Helen M. McLean Affiant Subscribed and sworn to before me, 1st day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin Zrinski 350 Westfield Drive Nashville, TN 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, Al 35244	Map No.128.13 Parcel No. 350.00 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, **Helen M. McLean, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Zrinski,** an individual ("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 350 Westfield Drive, Nashville, Tennessee 37221

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 the 1st day of December, 2003.

Helen M. McLean

Helen M. McLean

Davidson County DEEDWARR
Recvd: 12/09/03 11:38 2pgs
Fees:13.00 Taxes:392.20

20031209-0176420

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Helen M. McLean,** 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, at office, this 1st day of December, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 350, together with the appurtenant interest in the common elements of Westfield Condominiums (formerly The Hamlet), a horizontal property regime established by Master Deed, of record in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256 and Book 9608, page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to an amendment of the aforementioned Master Deed of record in Book 6831, page 982, and being located upon Lot No. 1 on the Plan of First Revision, The Hamlet, of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. McLean by deed dated September 25, 1998, from Alan G. Osborne and wife, Sharon D. Osborne, of record in Book 11135, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Amended Charter of record in Book 6746, page 677;
3) Restrictions of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, and Book 9608, page 719;
4) Easements of record in Book 4851, page 918, Book 7803, page 694; and
5) All matters appearing on the Plan of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.