(1)

Davidson County DEEDWARR Recvd: 12/23/03 13:47 2pgs Fees:13.00 Taxes:550.93 20031223-0182624	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $148,900.00 Affiant Subscribed and sworn to before me this 16th day of December, 2003. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth E. Winkler	**SunTrust Mortgage, Inc.**	**103-08-0-A-005**
4425 Westlawn Drive, #A105	**201 Fourth Ave. North, 7th Floor**	
Nashville, TN 37209	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

B & D Investment Group, L.L.C.

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

Kenneth E. Winkler, a married man, AND WIFE, Carol L. Winkler

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. A-105, on the Plan of Westlawn Green, a Condominium, of record in Plat Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to B & D Investment Group, L.L.C., by Warranty Deed, from Sally W. Fyke, a married woman, of record in Instrument No. 20030804-0110026, dated July 31, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 5200, pages 20 - 24, Register's Office for DAVIDSON County, Tennessee.
2. Easement to Metro Government of record in Book 5238, page 134, Register's Office for DAVIDSON County, Tennessee.
3. Subject to rights of others in and to common areas/elements.
4. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
5. Master Deed of record in Book 5238, page 863 and in Book 5266, page 22, Register's Office for DAVIDSON County, Tennessee.
6. By-Laws of record in Book 5238, page 872 and in Book 6748, page 423, Register's Office for DAVIDSON County, Tennessee.
7. Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 4425 Westlawn Drive, #A105, Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 16th day of December, 2003.

B & D Investment Group, L.L.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, B & D Investment Group, L.L.C., the within named sellers, 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 16th day of December, 2003.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Investment Group,

Before me, Russell J. McCann, a Notary Public of said County and State, personally appeared David Floyd, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of B & D, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2003.

Notary Public

My commission expires:

RUSSELL J. CANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN