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. 22198-01-2004** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: *$219,500.00.* **Affiant** Subscribed and sworn to before me this 30 day of January, 2004. **Notary Public** My Commission Expires: 6-7-05

WARRANTY DEED

Address New Owner: Peter N. Hamilton 2211 Westview Drive Nashville, TN 37212	**Send Tax Bills To:** Owner	**Tax Information:** Map No.104-10-0-D Parcel No. 007.00 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, **Donna J. Scott, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter N. Hamilton, Unmarried** ("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 **2211 Westview Drive, Nashville, TN, 37212**

John Eley, husband of Donna J. Scott, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in subject property.

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 29 day of January, 2004.

Donna J. Scott

John Eley

STATE OF TENNESSEE, COUNTY OF DAVIDSON *SS.:*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donna J. Scott and John Eley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of January, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/09/04 15:15 2pgs
Fees:13.00 Taxes:812.15

20040209-0015604

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 8A, together with the appurtenant interest in the common elements of Westview Park Condominium horizontal property regime established by Master Deed, of record in Book 6522, page 493, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 8 on the Plan of of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna J. Scott, unmarried by deed dated 4/26/96 from Richard Lee Draft and wife, Dorothy Marcic of record in Book 10031, Page 929, Register's Office for Davidson County, Tennessee. The said Donna J. Scott having since married John Eley.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
2) Restrictive covenants contained in an instrument of record in Book 1759, Page 605 and Book 1914, Page 528, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3) Declaration of Covenants, Conditions and Restrictions for Westview Park of record in Book 6271, Page 385 and amended in Book 7046, Page 560, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westview Park Condominium, of record in Book 6522, Page 493, Register's Office for Davidson County, Tennessee
5) All matters appearing on the Plan of record in Plat Book 6250, page 388, Register's Office for Davidson County, Tennessee.
6) Agreement to maintain of record in Book 6099, Page 925, Register's Office for Davidson County, Tennessee.