Davidson County DEEDWARR
Recvd: 02/10/04 10:00 2pgs
Fees:13.00 Taxes:475.45

20040210-0015845

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,500.00. Affiant Subscribed and sworn to before me, this 2nd day of February, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows: Karen L. Nelson 517 Belle Pointe Court Nashville, TN 37221	Send Tax Bills To: SunTrust Mortgage, Inc. 201 Fourth Avenue North Nashville, TN 37219	Map-Parcel Number: 142-10B-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH A. BOND WESTERMAN AND HUSBAND, STEVEN L. WESTERMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KAREN L. NELSON, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Book 6900, page 44, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth A. Bond by deed from Bruce R. Zirinsky and wife, Sarah Zirinsky, of record in Book 10213, page 312, Register's Office for Davidson County, Tennessee. The said Elizabeth A. Bond having since married and is now known as Elizabeth A. Bond Westerman.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6689, page 772, as amended by instrument of record in Book 6702, page 409, as made applicable to Phase II by instrument of record in Book 6770, page 814; Book 6774, page 774; and Book 6862, page 292, as made applicable to Phase III by instrument of record in Book 6819, page 164, as made applicable to Phase IV by instrument of record in Book 6959, page 766, Register's Office for Davidson County, Tennessee.

This is improved property known as 517 Belle Pointe Court, Nashville, TN 37221.

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, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 2nd day of February, 2004.

Elizabeth A. Bond Westerman

Elizabeth A. Bond Westerman

Steven L. Westerman

Steven L. Westerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH A. BOND WESTERMAN AND STEVEN L. WESTERMAN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of February, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007