After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No.: 21-18135

Davidson County DEEDWARR
Recvd: 03/10/04 11:45 3pgs
Fees:18.00 Taxes:370.00
20040310-0027501

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

New Owner/ Property Being Conveyed
JENNY REUTTER &
RENEE REUTTER
116 Westfield
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map & Parcel:
128-13-A-116

WARRANTY DEED

This instrument, made and entered into on this the 3 day of March, 2004, by and between STEPHEN M. REUTTER, a widowed man now since remarried Grantor, and JENNY REUTTER, a single woman and RENEE REUTTER, a single woman, whose address is 116 Westfield, Nashville, TN 37221, Grantees.

WITNESSETH:

That for and in consideration of the sum of $ 100,000 00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING APARTMENT UNIT NO. 116 OF WESTFIELD CONDOMINIUM CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ, AS AMENDED, TENNESSEE, CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6678, PAGE 771, AND AMENDED IN BOOK 6736, PAGE 110 AND FURTHER AMENDED IN BOOK 6601, PAGE 962, BOOK 6831, PAGE 982 AND BOOK 7272, PAGE 256, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTERSECT IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT "C" OF SAID MASTER DEED, REFERENCE IS HEREBY MADE

TO THE PLAT OF WESTFIELD CONDOMINIUM SET FORT AS EXHIBIT "D" OF SAID AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 6831, PAGE 982, IN SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN M. REUTTER AND WIFE, ROBIN D. REUTTER, BY DEED FROM LELAND W. CRAWFORD, DATED 02/23/1998 AND RECORDED 02/24/1998 IN BOOK 10807, PAGE 512, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 128-13-A-116
PROPERTY ADDRESS: 116 Westfield, Nashville, TN 37221

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set his hand and seal on this the date first above written.

STEPHEN M. REUTER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, STEPHEN M. REUTER, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 3 day of March, 2004.

Notary Public
My Commission Expires

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 160,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3 day of March, 2004.

Notary Public My Commission Expires:

JAY E. SCOTT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN COMM. EXPIRES JUNE 2, 2007

Name and Address of Property Owner:
Stephen Reutter
351 Summit Ridge Circle
Nashville, TN 37205

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Penny Reutter, Renee Reutter
116 Westfield Drive
Nashville, TN 37221

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.