Return to:
Elite Title Company
109 Westpark Drive
Suite 100 230
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN. 37075
File No. 05-0404-61390

NOTARY PUBLIC AT LARGE
ANGELA A. RAMSEY
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Whitefield 2349 Benay Rd. Nashville, TN 37214	SAME	52-13-0-B-103.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Neil R. Legaspi and Maria Dulce Legaspi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Whitefield, hereinafter called the Grantees, their successors 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. 141 on the plan of First Revision of the Condominium Site Plan of River Glen, Phase VI, Section I, of record in Book 9700, Page 283, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neil R. Legaspi and wife, Maria Dulce Legaspi by deed from Fox Ridge Homes, Inc. a/k/a NVR Fox Ridge, Inc., dated 4/3/98, recorded 4/13/98, of record in Book 10882, Page 438, Register's Office for Sumner County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2349 Benay Rd., Nashville, TN 37214

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/01/04 15:58 2pgs
Fees:13.00 Taxes:351.50
20040601-0064091

WITNESS my hand this 16th day of April, 2004.

Neil R. Legaspi

Maria Dulce Legaspi

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Neil R. Legaspi and Maria Dulce Legaspi, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of April, 2004.

Notary Public

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006