Davidson County DEEDWARR
Recvd: 06/02/04 13:54 3pgs
Fees:18.00 Taxes:2495.65

20040602-0064567

BOX 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
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 $674,500.00.

Jimmie D. White
Affiant

Subscribed and sworn to before me, this 31st day of May, 2004.

Notary Public
My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 200

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jimmie D. White and Patricia L. White 3737 West End Avenue, #304 Nashville, TN 37205	Same	104-09-0-J 304.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT DULING, III AND WIFE, JUDI P. DULING**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JIMMIE D. WHITE AND WIFE, PATRICIA L. WHITE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 304 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to

Master Deed of record in Book 6886, page 662, and by Second Amendment to Master Deed of record in Book 6958, page 220, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is hereby made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other right, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Together with Allocated Parking Space Nos. 26, 27, 28 and Reserved Space No. 18, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Albert Duling, III, and wife, Judi P. Duling, by deed from William T. Delay and wife, Katherine H. Delay, of record in Book 10384, page 803, Register's Office for Davidson County, Tennessee.

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

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for Westbury Condominiums of record in Book 6819, page 210, as amended in Book 6886, page 662, and Book 6958, page 220, Register's Office for said County.

3. All matters as shown on the Plan of record as Exhibit to Master Deed of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee.

4. Charter of The Westbury Condominium Association of record in Book 6819, page 862, as amended in Book 7970, page 553, said Register's Office.

This is improved property known as 3737 West End Avenue, #304, Nashville, TN 37205.

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 and assigns, forever; and we covenant with 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 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of May, 2004.

Albert Duling, III

Judi P. Duling

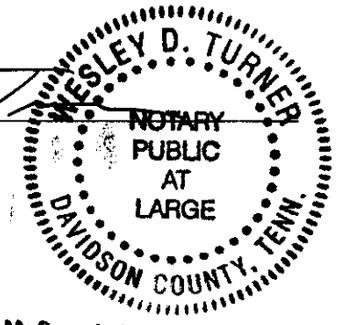
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBERT DULING, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2004.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007

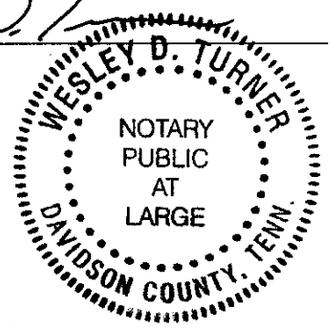
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDI P. DULING**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2004.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007