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. 22748-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $191,000.00. Charles A. Graham Affiant Subscribed and sworn to before me this 26th day of May, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Catherine Courtney Weaver 242 Westchase Drive Nashville, TN 37205	**Send Tax Bills To:** Legends Mortgage, Inc. 1143 Columbia Avenue, Suite C-11 Franklin, TN 37064	**Tax Information:** Map No.116.03-0F Parcel No. 045.00 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, **Charles A. Graham and wife, Suzanne B. Graham**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Courtney Weaver, 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 242 Westchase Drive, Nashville, TN 37205

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 26th day of May, 2004.

Charles A. Graham — Charles A. Graham

Suzanne B. Graham — Suzanne B. Graham

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles A. Graham and wife, Suzanne B. Graham**, 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 26th day of May, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 06/02/04 14:17 2pgs
Fees:13.00 Taxes:706.70

20040602-0064611

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 242 on the Plan of Phase II Westchase of record in Plat Book 6250, page 43, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266 amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Charles A. Graham and wife, Suzanne B. Graham by deed dated December 3, 1996 from Ejvind Jakobsen, unmarried of record in Book 10282, page 403, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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 Westchase Condominium, of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and in Book 6866, page 362, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record in Book 6250, page 43, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 5200, page 427, Register's Office for Davidson County, Tennessee.