Return to:

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $104,500.00

Clifford James Coleman Jr.
Affiant

Subscribed and sworn to before me, this 28th day of May, 2004.

Notary Public
My commission expires:

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

Davidson County DEEDWARR
Recvd: 06/04/04 08:48 2pgs
Fees:13.00 Taxes:386.65

20040604-0065826

03-0404-31928

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Clifford James Coleman, Jr. 117 Westfield Drive Nashville TN 37221	SunTrust Mortgage P.O. Box 57028 Irvine, CA 92619	128-13-1-117.00

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, **Virginia C. Clark, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Clifford James Coleman, Jr.**, unmarried hereinafter called the Grantee, his 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. 117 on the Plan of Westfield Condominiums as established by a Master Deed of Westfield Condominums, (formerly The Hamlet), of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for said County. Reference is hereby made to the plat of Westfield Condominiums set out on the 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 Virginia C. Clark by deed from Wanda F. Williams and husband, Royce E. Williams of record in Instrument No. 200005190050546, Register's Office for said 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 117 Westfield Drive, 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 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.

WITNESS my hand this 28th day of May, 2004.

Virginia C. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Virginia C. Clark, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of May, 2004.

Diane K. Mahn
State of Tennessee at Large

My Commission expires 03/14/05