This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Aaron L. Fitzsimmons
3915 Westlawn Place, Unit 4-B
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP	**103-8**
GROUP	**C**
PARCEL	**7.00-CO**

Davidson County DEEDWARR
Recvd: 07/30/04 08:51 2pgs
Fees:13.00 Taxes:438.45

20040730-0091241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daryl B. Nash, a married man, Harold B. Nash and wife, Patsy H. Nash** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Aaron L. Fitzsimmons**, hereinafter called the "GRANTEE", his heirs 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. 4B of The Westlawn, a Condominium Development , created under Title 66, Chapter 27, Sections 101, et. Seq. As amended , Tennessee Code Annotated, as established by Master Deed, of record in Book 7972, page 794, Register's Office for Davidson County, Tennessee, together with parking areas designated thereto, an undivided percentage interest in the common elements appurtenant to said units, all as set forth in said Master Deed, Reference is hereby made to the Condominium Site Plan as shown of record in Book 7972, page 817, said Register's Office for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Daryl B. Nash, unmarried, Harold B. Nash and wife, Patsy H. Nash by deed from Terrace W. Janiak and Margieann L. Janiak, Co-Trustees of The Janiak Family Trust of record in Book 10844, page 992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3915 Westlawn Place, Unit 4-B, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns , forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

*Maj-lis Nash, spouse of Daryl B. Nash, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 23rd day of July, 2004.

Daryl B. Nash

Maj-lis Nash

Harold B. Nash

Patsy H. Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daryl B. Nash, Maj-lis Nash, Harold B. Nash and, Patsy H. Nash**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $118,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/29/2005