Davidson County DEEDWARR
Recvd: 08/19/04 14:04 2pgs
Fees:13.00 Taxes:240.50

20040819-0100418

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of August, 2004.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christa Cokkinias
158 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
128-13-A158 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rodney S. French and wife, Kelly French** hereinafter referred to as Grantors, hereby transfers and conveys to **Christa Cokkinias, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 158 of the Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to Plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's Office for Davidson County, Tennessee, to which plat and record thereof are incorporated herein and made a part thereof by reference.

Being the same property conveyed to Rodney S. French and wife, Kelly French by warranty deed from Evelyn Dixon, a single woman of record in Instrument 20020814-0098327, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 590, and the first revision therof in Book 6250, page 748, as further described in an amended document of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6678, Page 771, as amended in Book 6736, page 110 and Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6678, page 802, said Register's Office.

Charter of record in Book 6746, page 677, said Register's Office.

Easement, right and right of way of record in Book 4851, page 918, said Register's Office.

Grant of Easement for Sewer Line of record in Book 6551, page 981, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, said Register's Office.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 158 Westfield Drive, Nashville, Tennessee 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 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 17th day of August, 2004.

Rodney S. French

Kelly French

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney S. French and wife, Kelly French, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2004.

Notary Public

My Commission Expires: 1/14/06

ANTHONY DUNN NOTARY PUBLIC AT LARGE

11050-ST