THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 23429-09-2004 **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $122,500.00 Affiant Subscribed and sworn to before me this 6th day of October, 2004. Notary Public My Commission Expires: AT LARGE 5-24-08

GERALD D. FRIDRICH, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Matt McKay 216 Westfield Drive Nashville, TN 37221	**Send Tax Bills To:** Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	**Tax Information:** Map No.128.13-0A Parcel No. 216.00 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, **Jacqueline S. Holloran a/k/a Jacqueline Sullivan Holloran, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt McKay and wife, Lauren McKay** ("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 216 Westfield Drive, Nashville, TN 37221

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 6th day of October, 2004.

Jacqueline S. Holloran by Jay Dickerson as Attorney-In-Fact pursuant to Power of Attorney of record as Instrument No. 20031203-0173742, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Jay Dickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jacqueline S. Holloran as her Attorney-In-Fact, as the free act and deed of the within named Jacqueline S. Holloran.

Witness my hand and official seal at Nashville, Tennessee this 7 day of October, 2004.

GERALD D. FRIDRICH, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 10/20/04 15:03 2pgs
Fees:13.00 Taxes:453.25

20041020-0126423

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 216, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly the Hamlet Condominiums) a horizontal property regime established by Master Deed, of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256 and Book 9608, page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet, First Revision of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Holloran and wife, Jacqueline S. Holloran by deed dated November 12, 1986 from George Gianikas, Trustee of record in Book 7041, page 951, Register's Office for Davidson County, Tennessee. John L. Holloran having died on December 8, 2003.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of The Westfield Condominiums Homeowners Association of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.
3. 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 The Westfield Condominiums, of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, and Book 9608, page 719, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 748, Register's Office for Davidson County, Tennessee.
6. Restrictions and Easements retained in Deed of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 4851, page 918, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Public Utilities Easement recorded in Book 7803, page 694, Register's Office for Davidson County, Tennessee.
9. Easement for sewer line of record in Book 6551, page 981, Register's Office for Davidson County, Tennessee.