STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 109,900.00

Christine Maxedon
Affiant

Subscribed and sworn to before me, this the 19th day of October, 2004.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/27/04

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Davidson County DEEDWARR
Recvd: 10/25/04 16:00 2pgs
Fees:13.00 Taxes:406.63
20041025-0128301

WARRANTY DEED

Name and Address of New Owner:
Julian D. & Christine Maxedon
340 Westfield Drive
Nashville, TN. 37221

Send Tax Bills To:
Julian D. & Christine Maxedon
340 Westfield Drive
Nashville, TN 37221

Map/Parcel Number
128-13-0-A-340.CO

128-13-0-A-340.CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Julian D. Maxedon and wife, Christine Maxedon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Troy Fleming , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Apartment Unit No. 340 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771 and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said 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 Julian D. Maxedon and wife, Christine Maxedon by Warranty Deed from Charles Moore Vaughn, Executor and Frankie Dunn Murphy, Executrix of the Will and Estate of Margie Dunn Vaughn: Charles Moore Vaughn, Norman Lee Vaughn and Robin Vaughn Sharps Bowman, dated February 12, 1997, recorded May 8, 1997, in Book 10448, Page 14, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 6746, Page 677, Register's Office for Davidson County, Tennessee.

Easement of Record in Book 4851, Page 918 and Book 6551, Page 988, Register's Office for Davidson County, Tennessee.

Sewer Line Easement of Record in Book 6551, Page 981, Register's Office for Davidson County, Tennessee.

Public Utility Easement of Record in Book 7803, Page 694, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Complex.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Book 6551, Page 988, Register's Office of Davidson County, Tennessee.

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

By Laws of record in Book 6678, Page 802, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **340 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 19th day of October, 2004

Julian D. Maxedon

Julian D. Maxedon

Christine Maxedon

Christine Maxedon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Julian D. Maxedon and wife, Christine Maxedon , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of October, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075