BOX 10-A

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dolores A. Christianson	Wells Fargo HOme Mortgage	
	PO Box 10304	MAP and PARCEL
241 Westfield Drive	Des Moines, IA 50306-0304	128-13 A 241
Nashville, TN 37221		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roger N. Phy and Patricia Ann Mangrum, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dolores A. Christianson, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 241 on the Plan of Westfield Condominiums, (formerly The Hamlet), a horizontal property regime, as of record in Book 6250, Page 590 revised 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 said County, to which plat and record reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger N. Phy and wife, Patricia Ann Mangrum, by Warranty Deed dated May 29, 1998, from Gerald Bryan Jones and wife, Melanie B. Jones, of record in Book 10953, Page 484, Register's Office for Davidson County, Tennessee.

This is property with a common address of 241 Westfield Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being paid by Grantors and remaing years being assumed by the Grantees; 2) The Plan of record (Exhibit "D" of the hereinbelow referenced Master Deed) in Book 6831, Page 982, said Register's Office, and the Plat for The Hamlet Condominiums of record in Book 6250, Page 590, and first revision of record in Book 6250, Page 748, both in said Register's Office, and all matters in said documents; 3) Restrictive Covenants of record in Book 6551, Page 989, said Register's Office; 4) By-Laws of record in Book 6678, Page 802, said Register's Office; 5) Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, said Register's Office; 6) Charter of the Westfield Condos of record in Book 6746, Page 677, said Register's Office; 7) Easement of record in Book 4851, Page 918, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/14/04 08:41 2pgs
Fees:13.00 Taxes:386.65
20041214-0148157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $104,500.00

Affiant

Subscribed and sworn before me this 9th day of December, 2004.

Notary Public

My Commission Expires: _____

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **December, 2004**.

Roger N. Phy

Roger N. Phy

Patricia Ann Mangrum

Patricia Ann Mangrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Roger N. Phy and Patricia Ann Mangrum, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **9th** day of **December, 2004**.

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

Notary Public
My Commission Expires: 1/28/2006

File No. 0412-219