This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 040521

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$20,000.00**

Affiant

Subscribed and sworn to before me, this **31st day of December, 2004.**

Notary Public
My commission expires:

TAMILYN STREETER DERRYBERRY Notary Public At Large WILLIAMSON COUNTY, TENN.

M Commission Expires

Davidson County DEEDWARR
Recvd: 01/05/05 15:20 2 pgs
Fees:13.00 Taxes:74.00
20050105-0001984

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
West End Properties PO Box 150321 Nashville, Tennesse37215	WET c/o James Crossman 4420 Herbert Place Nashville, TN 37215	103-2-C 091.00

WARRANTY DEED

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, **Sharon E. Guffee, formerly known as Sharon E. Tyler, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **West End Properties, a Tennessee General Partnership,** hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

Land in Davidson County, Tennessee, being Unit No. 91, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Condominium, or record in Book 6657, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward G. Tyler and wife Sharon E. Tyler by deed from West End Terrace, Inc., a Tennessee corporation of record in Book 6673, page 948. Edward G. Tyler having subsequently conveying all of his right, title and interest in said property to Sharon E. Tyler by quitclaim deed of record in book 8438, page 241, Register's Office for Davidson County, Tennessee.

The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

Real Estate Taxes for 2005 and subsequent years which have been assumed by the Grantees.

The terms, provisions, covenants, conditions, and rights established by and contained in the Master Deed and Bylaws for West End Terrace, and all matters shown on the plan of record in Book 6657, Page 549, Register's Office of Davidson County, Tennessee.

Declaration of Restrictive Covenants for West End Terrace of record in Book 3642, Page 417, a Register's Office of Davidson County, Tennessee.

Sewage easements of record at Book 3840, page 386, and Book 3859, page 859, Construction easements of record at Book 5894, pages 97 and 101 and television cable easement at Book 5974, page 755, subordination and Non-Disturbance Agreement of record at Book 7937, Page 734 all of record in said Register's Office.

This property is improved property known as 276 White Bridge Pike, #91, Nashville, TN 37209.

Init____ Init____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Sharon E. Guffee formerly known as Sharon E. Tyler, sign this Warranty Deed on this the 31st day of December, 2004.

Sharon E. Guffee fka Sharon E. Tyler

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 Sharon E. Guffee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of December, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

My Commission Expires
May 23, 2006

The undersigned, John B. Guffee, spouse of Sharon E. Guffee being the former Sharon E. Tyler, joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to, his homestead, dower, and any and all other marital rights on this the 31st day of December, 2004.

John B. Guffee

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 John B. Guffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of December, 2004.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

My Commission Expires
May 23, 2006