File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/25/05 14:59 2 pgs
Fees:13.00 Taxes:314.50
20050225-0021157

W & I Ref:(_____) Title No: 46179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty Lee Mary Beth Lee Holden Henry Lee Oliphant 4215 Harding Pike #101 Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary A. Webb and spouse, Sarah A. Webb**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty Lee, a one-third interest, Mary Beth Lee, a one-third interest, and Holden Henry Lee Oliphant, a one-third interest, said interests to be held in joint tenancy with a right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 of Windsor Tower Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gary A. Webb and spouse, Sarah A. Webb, by deed from Lucille Thompson Love and William C. Thompson as Co-Trustees of the Family Trust as to a one-half interest and Williams C. Thompson, individually as to a one-half interest of record in Doc. No. 20040420-0044741, Register's Office for Davidson, County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Said property is subject to a first right of refusal.

This is improved property, known as: 4215 Harding, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 2005.

Gary A. Webb

Sarah A. Webb

State of TENNESSEE
County of DAVIDSON

On this 24th day of February, 2005, before me the undersigned authority, personally appeared Gary A. Webb and Sarah A. Webb , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Sworn and subscribed before me this the 24th day of February, 2005

My Commission Expires: _____

Notary Public

My Commission Expires JULY 21, 2007