WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00584CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lori Guimond	Same	MAP:104-14 O B
104 Westwood Trace		Parcel:004.00 CO
Nashville, TN 37212	,	

FOR AND 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,

ALICIA M. BIRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LORI GUIMOND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 104 Westwood Trace, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness my hand hand on the 14th day of February, 2005.

Alicia M. Bird

Alicia M. Bird

Davidson County DEEDWARR
Recvd: 03/03/05 15:53 2 pgs
Fees:13.00 Taxes:777.00
20050303-0023863

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of February, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4 ON THE PLAN OF WESTWOOD TRACE CONDOMINIUM SITE, OF RECORD IN BOOK 6200, PAGE 215, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALICIA BIRD DERRY AND B. ROBERT BIRD BY WARRANTY DEED FROM JAMES H. CLARK AND WIFE, MARY TEMPLE ELLIS CLARK, RECORDED THE 1ST DAY OF OCTOBER, 1996 IN DEED BOOK 10209, PAGE 757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHERMORE, THE SAME PROPERTY WAS CONVEYED TO ALICIA M. BIRD BY THE BIRD LIVING TRUST DATED JULY 12, 2001, HANNAH BIRD, TRUSTEE BY QUITCLAIM DEED DATED FEBRUARY 14, 2001 RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALICIA BIRD DERRY IS NOW ALICIA M. BIRD.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein