Davidson County DEEDWARR
Recvd: 03/16/05 10:53 2 pgs
Fees:13.00 Taxes:407.00
20050316-0028848

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Ian A. Montgomery Affiant Subscribed and sworn to before me, this 15th day of March, 2005. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Ian A, Montgomery
250 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

Map/Parcel Number:
128-13A-250 128-13A-250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY BONE, MARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IAN A. MONTGOMERY, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. 250 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, 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 Terry Bone by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8824, page 773, Register's Office for Davidson County, Tennessee.

This is not principal place of residence of the Grantor named herein or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 590, as revised in Book 6250, page 748, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Westfield Condominiums, of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, Register's Office for said County.

4. Easements of record in Book 6551, page 981 and in Book 7803, page 694, Register's Office for Davidson County, Tennessee.

5. Easements, covenants and restrictions as contained in instrument of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 4851, page 918, Register's Office for Davidson County, Tennessee.

7. Lack of direct access to and from controlled access highway.

8. Rights of others in and to the common elements.

This is improved property known as 250 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 15th day of March, 2005.

TERRY BONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRY BONE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 15th day of March, 2005.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 21, 2008

Notary Public

My Commission Expires: