This Instrument Prepared By:
John A. Gupton, III, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 05/02/05 15:32 4 pgs
Fees:23.00 Taxes:1196.58
20050502-0048721

Address New Owner as follows:
Charles H. Warfield, Trustee of
the Martha H. Warfield Family Trust
3737 West End Avenue, Unit 305
Nashville, Tennessee 37205

Send Tax Bills To:
same

Map-Parcel No.
104-09-J/305 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $323,400.00.

Lewis R Donelson
Affiant

Subscribed and sworn to before me this the 2nd day of May, 2005.

Notary Public

My Commission Expires: My Commission Expires 05/28/06

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 and sufficiency of which are hereby acknowledged, **Lewis R. Donelson and wife, Janice Ost Donelson**, hereinafter called "Grantor", have bargained and sold, and by these presents do transfer and convey unto **Charles H. Warfield, Trustee of The Martha H. Warfield Family Trust**, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as Unit 305, The Westbury Condominiums, 3737 West End Avenue, 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, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that they are lawfully seized 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.

And Grantor does further covenant and bind themselves, their heirs, assigns, and representatives, 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 this 2 day of May, 2005.

Lewis R. Donelson

Lewis R. Donelson

Janice Ost Donelson

Janice Ost Donelson

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 **Lewis R. Donelson and wife, Janice Ost Donelson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of May, 2005.

Notary Public

NOTARY PUBLIC AT LARGE TENN. COUNTY

My Commission Expires:

~~My Commission Expires 05 / 28 / 06~~

N MBH 503406 v1
0-0 04/22/05

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 305 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, page 662, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; and amended by 2nd Amendment to Master Deed of record in Book 6958, page 220, and as further amended by Fourth Amendment to Master Deed of record in Instrument No. 200000606-0055942, said Register's Office

TOGETHER with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

TOGETHER with Allocated Parking Space Nos. 1 and 23 and Reserved Space Parcel No. S-10 which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Lewis R. Donelson by deeds of record in Book 7510, page 363 and Book 7749, page 587, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2005 and subsequent years.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6819, page 210 through 282, as amended in Book 6886, page 662; Book 6958, page 220; and Instrument No. 20000606-0055942, Register's Office for Davidson County, Tennessee, and in any allied instruments referred to in said Master Deed or amendments.

3. By-Laws of The Westbury Condominium Homeowner's Association, Inc. of record in Book 6819, page 239 of the Master Deed, Register's Office for Davidson County, Tennessee.

4. Charter of The Westbury Condominium Homeowner's Association, Inc. of record in Book 6819, page 862, as amended in Book 7970, page 553, Register's Office for Davidson County, Tennessee.

5. All matters shown on Plat recorded in Book 6050, page 116, Register's Office for Davidson County, Tennessee.