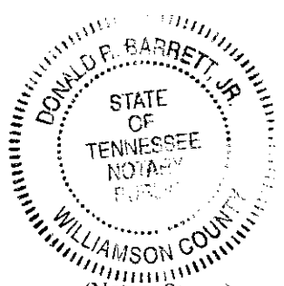
SIDWELL & BARRETT, P.C.
121 1st Ave. S. Suite 200
Franklin, TN 37064



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2005.

Notary Public

My commission expires: 11-22-05

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/29/05 14:22 2 pg
Fees:13.00 Taxes:1813.00
20050629-0074934

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald S. Korn **Laura Chenicek Korn**	OWNER	**Map: 131-1-O-J; Parcel: 14-CO**
100 Lexington Court		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory S. Westfall and wife, Sheryl Myers Westfall

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

Donald S. Korn and wife, Laura Chenicek Korn

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

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lexington Green, Phase 2, of record in Plat Book 6900, page 798, as amended in Book 7788, page 901 and Book 7788, page 904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory S. Westfall and Sheryl A. Myers, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from James E. Harris, Administrator of the Estate of Nicole Harris, of record in Instrument No. 20030429-0057284, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 5, 2004, Gregory S. Westfall and Sheryl Myers Westfall f/k/a Sheryl Myers conveyed said property to Gregory S. Westfall and wife, Sheryl Myers Westfall, for the purpose of creating a tenancy by the entirety, of record in Instrument No. 20040217-0017956, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 798, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7700, Page 476 and Book 9282, Page 442, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7144, Page 262, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7598, Page 989, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 4286, Page 909, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 7925, Page 219, Register's Office for DAVIDSON County, Tennessee.

This is improved property known as 100 Lexington Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this 27th day of June, 2005.

Gregory S. Westfall

Sheryl Myers Westfall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Gregory S. Westfall and wife, Sheryl Myers Westfall, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **05304-JM**
RECORD & RETURN TO:

_____

_____

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