Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,900.00

Shirley A. Brooks
Affiant

Subscribed and sworn to before me, this 8th day of August 2005.

Nancy E. Swystun
Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Davidson County DEEDWARR
Recvd: 08/09/05 09:26 2 pgs
Fees:13.00 Taxes:402.93
20050809-0093942

Address of New Owner:
Shirley A. Brooks
307 Westfeid Dr.
Nashville TN 37221

Send Tax Bills to:
Owner

Tax Information
128-13-0-A/307.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Judith A. Young, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shirley A. Brooks, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 307 of Westfield Condominiums created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6578 page 771 and amended in Book 6716 page 110 and further amended in Book 6831 page 8-982 Register's Office for Davidson County, Tennessee together with the undividid percentagle interest in the common element appurtenant to said Unit as set forth in Exhibit C of 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 each Unit.

Being the same property conveyed to Judith A. Young by deed from Michael S. Reynolds of record in Book 10874 page 853 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6801 [age 962 and Book 6831 page 982 and Book 7271 Page 256 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Westfield Condominiums Condominiums and recorded in Book 6801 Page 962 Register's Office for said county. 3) Charter of Westfield Homeowner's Association of record in Book 6746 Page 677

This property is improved property known as 307 Westfeid Dr., Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 8th day of August, 2005.

Judith A. Young
By: Diane Mason

Diane Mason
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of August, 2005, before me personally appeared Diane Mason to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith A. Young acknowledged that such person executed the same as the free act and deed of Judith A. Young.

Nancy E. Swystun
Notary Public

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires 1/27/07

My Commission Expires JAN. 27, 2007

FILE NO: WG1153