Davidson County DEEDWARR
Recvd: 08/25/05 15:32 2 pgs
Fees:13.00 Taxes:425.50

20050825-0101942

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEVEN NOVAK **323 Westfield Drive** **Nashville, TN 37221**	New Owner	**128-13-A-323** **9D 79601**

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 ACKNOWLEDGED **I, JAMES H. HARRISON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN NOVAK and wife, CHRISTINE NOVAK and DAVID LISOWSKI**, as joint tenants with right of survivorship 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:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Apartment Unit No. 323 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 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, in the 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 said unit.

Being the same property conveyed to James H. Harrison by deed from Susan D. Brown Beasley and husband, Charles M. Beasley, of record in Instrument Number 20030606-0078642, Register's Office for Davidson County, Tennessee. This is not and never has been the residence of James H. Harrison nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 323 Westfield Drive, 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 GRANTEES, their heirs and assigns forever, and we do covenant with 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 is 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 hand this 12th day of August, 2005.

James H. Harrison by C. Bennett Harrison JR AIF

JAMES H. HARRISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of August, 2005, before me personally appeared C. Bennett Harrison JR, **to me known to be the person who executed the foregoing instrument in behalf of JAMES H. HARRISON, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JAMES H. HARRISON, as though he had personally acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.