PREPARED BY RETURN TO:
BANKE[illegible] W CORP.
[illegible] AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/05/06 13:45 4 pgs
Fees:23.00 Taxes:1350.50
20060705-0080239

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Broderick D. Clifford<br>3737 West End Ave. #204<br>Nashville, TN 37205 | Same | Map: 104-09-J<br>Parcel: 204 |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lenn E. Goodman and spouse, Roberta Walter Goodman (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to Broderick D. Clifford (the "Grantee"), his heirs and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, including without limitation a residence located on the Property in Davidson County, Tennessee, described as follows:

The land referred to in this Commitment is described as follows:

A condominium Apartment in Davidson County, Tennessee, Being Unit No. 204 of the Westbury Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium, together with Allocated Parking Space No. 16 and Reserved Space No. S-17, 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 Lenn E. Goodman and wife, Roberta Walter Goodman by deed dated May 31, 2002 from Donald H. Farris of record at Instrument No. 20020604-0067555, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of The Westbury Condominiums of record in Book 6819, page 210, Register's Office for Davidson County, Tennessee.

(2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westbury Condominiums of record in Book 6819, page 210, as amended in Book 6886, page 662, Book 6958, page 220 and in Instrument No. 200006060055942, Register's Office for Davidson County, Tennessee.

(3) By-Laws of record in Book 6819, page 210, said Register's Office.

(4) Charter for Westbury Condominium Association of record in Book 6819, page 862, as amended in Book 7970, page 553, said Register's Office.

(5) Subject to lien for special assessments as contained in the Master Deed.

(6) Subject to the rights of other in and to the common areas and/or elements.

This is improved property, known as 3737 West End Avenue, #204, Nashville, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30th day of June, 2006.

**Lenn E. Goodman**

**Roberta Walter Goodman**

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, an official Notary Public of the said county and state, **Lenn E. Goodman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of June, 2006

ELIZABETH HOEKENGA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 23 2010

Notary Public

My Commission Expires

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, an official Notary Public of the said county and state, **Roberta Walter Goodman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of June, 2006.




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant




Sworn to and subscribed before me this 30th day of June, 2006.

Notary Public

My Commission Expires: _____