RETURN TO:
**First National Financial Title**
**25 Century Blvd., Ste. 203**
**Nashville, TN. 37214**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 09:45 2 pgs
Fees:13.00 Taxes:224.78
20061013-0127243

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 2006

KEITH STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 9-16-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ann Marie Wogan | 1st Trust Bank for Savings | MAP 51-15A |
| (NAME) | (NAME) | |
| 420 Walton Lane N-78 | 6525 Quail Hollow, Suite 300 | PARCEL 78 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Memphis, TN 38187-0257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Steven A. Westfield, Unmarried

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

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 Unit No. N-78 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89090, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Steven A. Westfield and Ronald R. Sherrod by Warranty Deed dated November 7, 1985, from Quail Creek, Inc., a Tennessee corporation, of record in Book 6704, Page 368, Register's Office for Davidson County, Tennessee. And further conveyed to Steven A. Westfield by Quitclaim Deed dated June 23, 1993, from Ronald R. Sherrod, of record in Book 8994, Page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 420 Walton Lane, Unit N-78, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of October, 2006

Steven A. Westfield

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 Steven A. Westfield, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of October 2006.

Commission expires 9/22/07

DANIEL L. CHILDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public