PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/20/07 12:18 2 pgs
Fees:13.00 Taxes:513.93
20070320-0033782

W & I Ref:(_____) Title No: 48477
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Malia R. Axsom 417 Westfield Drive Nashville, Tennessee 37221	Bank of America 9000 Southside Blvd. Bldg. 700 Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 128130A41700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Watkins ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Malia R. Axsom** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee being Unit 417 of Westfield Condominiums (former The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, page 590 revised in Book 6250, page 748 as amended in Book 6831, page 982 Register's Office for said County, to which source 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.

Being the same property conveyed to Robert E. Watkins by deed from Matthew F. Musso, married of record in Doc. No. 20031030-0159778, Register's Office for Davidson County, Tennessee

Kathy Morante spouse of Robert E. Watkins must join in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 590 revisions in Book 6250, page 748 as further shown described in document of record in Book 6831, page 982, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Grant of easement for sewer line of record in Book 4851, page 918, said Register's Office. Lack of direct access to Interstate 40, a controlled access highway along the north boundary of subject property. Subject to agreement of dedication of public utilities easement in Book 7803, page 694, said Register's Office. Subject to certain easements, covenants and restrictions as contained in the deed between Bellevue Associates, a Tennessee general partnership and George Gianikas, Trustee of record in Book 6551, page 988, said Register's Office; Grant of easement for sewer line dated April 26, 1985 between Bellevue Associates and Harpeth Valley Utilities District of record in Book 6551, page 981, said Register's Office; The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801 page 962, Book 6831, page 982, Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 417 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2007.

Robert E. Watkins

Kathy Morante

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

On this 16th day of March, 2007 , before me the undersigned authority, personally appeared Robert E. Watkins and Kathy Morante, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $138,900.00

Affiant

Sworn and subscribed before me this the 16th day of March, 2007

My Commission Expires: _____

Notary Public

My Commission Expires JULY 21, 2007