| *This Instrument Prepared by and Return to:*<br>Adams and Reese LLP. (FRH)<br>424 Church Street, Suite 2800<br>Nashville, Tennessee 37219 | *Recording Information:*<br><br>Davidson County DEEDWARR<br>Recvd: 05/30/07 15:56 2 pgs<br>Fees:13.00 Taxes:444.00<br>20070530-0064311 |
|---|---|
| *Address New Owner as Follows:* | *Send Tax Bills To:* |
| Roger Briggs, Jr. Trust Under Agreement<br>Dated November 11, 1990<br>1220 Chickering Road<br>Nashville, Tennessee 37215 | Roger T. Briggs, Jr.<br>1220 Chickering Road<br>Nashville, Tennessee 37215 |
| *Property Appraisers Parcel Identification (Folio) Number:* 128-13-0A-226.00 | |

# ***GENERAL WARRANTY DEED***

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DELORES M. QUINTANILLA,** an unmarried woman (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **ROGER BRIGGS, JR. TRUST UNDER AGREEMENT DATED NOVEMBER 11, 1990** (hereinafter the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Condominium Unit 226 on the Plan of Westfield Condominiums, as of record in Book 6250, page 590 and as amended in Book 6250, page 748, Register's Office for Davidson County, Tennessee, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws of record in the Register's Office for Davidson County, Tennessee, in Book 6678, page 771, Book 6736, page 110 and in Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, said Register's Office.

Being the same property conveyed to DELORES M. QUINTANILLA, AN UNMARRIED WOMAN, by deed from PARAGON RELOCATION RESOURCES, INC., of record Instrument No. 20041203-0144021, dated November 29, 2004, said Register's Office.

Together with buildings, improvements and appurtenances located thereon, and all mineral interests and all right, title and interest of Grantor in and to any and all roads, easements, streets and rights-of-way of any kind, nature or description located thereon or relating thereto.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to the following matters:

1. Matters shown on the Plan of record in Plat Book 6250, page 590, and Plat Book 6250, page 748, said Register's Office.

2. Right-of-Way Easement of record in Book 4851, page 918, said Register's Office.

3. Utility Easement of record in Book 7803, page 694, said Register's Office.

4. Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, Register's Office for said County.

5. Restrictive Covenants contained in instrument of record in Book 6551, page 988, said Register's Office.

6. Grant of Easement for Sewer Line of record in Book 6551, page 981, said Register's Office.

7. Charter changing name to Westfield Condominium of record in Book 6746, page 677, said Register's Office.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Grantor has caused this General Warranty Deed to be executed as of this 25 day of May, 2007.

Delores M. Quintanilla

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Stella M. McDaniel, a Notary Public in and for said County and State, DELORES M. QUINTANILLA, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 2007.

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2007.

Notary Public
My Commission Expires: My Commission Exp. Nov. 22, 2008

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN