THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0712167 Record and Return to:	File # 07-12-023-KR The actual consideration or value, whichever is greater, for this transfer is: $88,900.00. Patricia Sturges Affiant Subscribed and sworn to before me this 4th day of January, 2008. Notary Public My commission expires: 1/3/2011

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 01/07/08 11:05 2 pgs
Fees:13.00 Taxes:328.93
20080107-0001584

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Patricia Sturges 146 Westfield Drive Nashville, TN 37221	Capital Mortgage Finance d/b/a Midtown Mortgage 6310 Stevens Forest Drive Columbia, MD 21046	Map 128-13-0-A Parcel 146.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ron Reed**, married, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Patricia Sturges**, unmarried (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 146 of Westfield Condominiums f/k/a The Hamlet, a Horizontal Property Regime, created under Title 66, Section 27-101. et. seq., as amended in Tennessee Code Annotated pursuant to plat of record in Book 6250, Page 590 and the First Revision thereof in Book 6250, Page 748, as further shown and described in amended document of record in Book 6831, Page 982, and as established by a Master Deed and Charter, of record in Book 6746, Page 677, in Book 6678, Page 771, amended in Book 6736, Page 110, in Book 6801, Page 962, in Book 6831, Page 982, and in Book 7271, Page 256, 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 said Master Deed.

Being the same property conveyed to Ron Reed by deed from Priority Trustee Services, of TN, L.L.C. of record as Instrument No. 20071005-0118975, in the Register's Office for Davidson County, Tennessee, dated September 20, 2007.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of Westfield Condominiums (formerly Hamlet Condominiums) of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, and Book 6831, page 982, and appointment of Successor Trustee of Master Deed of record in Book 9608, page 719, Register's Office of Davidson County, Tennessee.
2. All matters shown on the Plan of Westfield Condominiums of record in Plat Book 6250, page 590, revised in Plat Book 6250, page 748, amended in Plat Book 6831, page 982, Register's Office of Davidson County, Tennessee.
3. Easements of record in Book 4851 page 918, Book 6551, page 981, and Book 7803, page 694, Register's Office of Davidson County, Tennessee.
4. Charter for Westfield Condominiums HOA, amended in Book 6746, page 677, Register's Office of Davidson County, Tennessee.

This is improved property known as: 146 Westfield Drive, Nashville, TN 37221

Grantor warrants and covenants that the above described property does not now nor has it ever constituted any part of his homestead.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER**

title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 4th day of January, 2008.

Ron Reed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Ron Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 4th day of January, 2008.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Notary Public

My commission expires:

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 01/03/11