BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,500.00** Donna L Noack Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **14TH** DAY OF **JANUARY, 2008.** Lee A. Cohen Notary Public MY COMMISSION EXPIRES: **August 23, 2011** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/14/08 14:30 2 pgs
Fees:13.00 Taxes:442.15
20080114-0004221

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA L. NOACK	**SAME**	**128-13-0A-305.00 CO**
(NAME) **709 49th AVE., NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CLINT T. ELLIOTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONNA L. NOACK, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Apartment Unit No. 305 of Westfield Condominiums created under Title 66, Section 27-101, et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, 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 Exhibit C of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit D of said amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Clint T. Elliott from John T. Feulner by deed of record as Instrument No. 20050412-0040477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 6250, page 590 and Plat Book 6250, page 748; Right-of-Way Easement of record in Book 4851, page 918; Utility Easement of record in Book 7803, page 694; Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, 982, and Book 7271, page 256; Restrictive Covenants of record in Book 6551, page 988; Grant of Easement for Sewer Line of record in Book 6551, page 981; and Charter changing name to Westfield Condominiums of record in Book 6746, page 677, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **305 WESTFIELD DRIVE, NASHVILLE, TN 37221**
(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 our hands this **14th** day of **JANUARY, 2008**.

Clint T. Elliott

CLINT T. ELLIOTT

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 **Clint T. Elliott** the bargainor(s), 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 Nashville, Tennessee this 14th day of January, 2008.

My commission expires: AUGUST 23, 2011

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN