[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

O. Don Bailey, et ux **6420 Bresslyn Road** **Nashville, TN 37205**	**Same**	**103020C00600 CO**

This instrument prepared by:
Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 07/03/08 11:01 3 pg
Fees:18.00 Taxes:140.60
20080703-0068942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Juliet Rose Garrison, unmarred,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **O. Don Bailey and wife, Annette O. Bailey,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 as shown on the plan of West End Terrace, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a condominium, of record in Book 6657, Page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Juliet Rose Garrison, unmarried by warranty deed from John S. Phipps, Jr. and wife, Martha B. Phipps, recorded on the 15th day of June, 2005 in Instrument NO. 20050615-0068669, in the Register's Office of Davidson County, Tennessee.

The above described real property is improved.

This conveyance is subject to the following:

1. Taxes for the year 2008 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Terrace, as recorded in Plat Book 6657, Page 549.

3. Covenants, conditions and restrictions as set forth in Restrictive Covenants recorded in Book 3642, Page 417.

4. Terms and provisions of by-laws recorded in Book 6657, Page 572.

5. Charter of West End Terrace Homeowner's Association recorded in Book 7142, Page 904, Book 7584, Page 269, Book 7589, Page 847 and Book 7589, Page 849.

6. Conditions, covenants, reservations, requirements, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Terrace Condominium of record in Book 6657, Page 549, as amended by instrument(s) of record in Book 7541, Page 955; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

7. Easement for Sanitary Sewers, recorded in Book 3859, Page 859.

8. Easement for Television Cable, recorded in Book 5974, Page 755.

9. Deed of Conveyance of record in Book 3840, Page 386.

This is improved property commonly known as 276 White Bridge Road, Unit 6, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of July, 2008.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 07/19/08

Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever claiming.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of July, 2008.

JULIET ROSE GARRISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3RD day of July, 2008 before me personally appeared, Juliet Rose Garrison, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3RD day of July, 2008.



Joseph V. Ferrelli
Notary Public

My Commission Expires: _____