BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Davidson County DEEDWARR
Recvd: 10/28/08 09:11 2 pgs
Fees:13.00 Taxes:547.60
20081028-0107355

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Affiant

Subscribed and sworn to before me, this 24 **day of** OCTOBER, **2008.**

Notary Public
My commission expires: 1-9-12

03-0810-35638

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca S. Lessard	Chase BANK	114-11-0-A-024.00CO
7470 Charlotte Pike, #124	Box 78420	
Nashville TN 37209	Phoenix, AZ 85062	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha S. Goddard now Jennings, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rebecca S. Lessard, hereinafter called the Grantees, their successors 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 Unit No. 124, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 65, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20001212-0122257, Supplement and Amendment of record in Instrument No. 20020125-0010757, and Instrument No. 20020125-0010758, and as shown on the Plan of record in Instrument No. 20020821-0101251, 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. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Martha S. Goddard, unmarried, by deed from James Brian Modrall, unmarried, dated 8-16-05, recorded 8-19-05, of record in Instrument No. 20050819-0099252, Register's Office for Davidson County, Tennessee. Martha S. Goddard having since married and now being known as Martha S. Goddard Jennings.

Floyd D. Jennings, husband of Martha S. Goddard Jennings, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7470 Charlotte Pike, #124, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of October, 2008.

Martha S. Goddard Jennings

Floyd D. Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha S. Goddard Jennings and Floyd D. Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of October, 2008.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09