BOOK 11142 PAGE 375

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Timothy F. Persse 4225 Harding Road, Unit 603 Nashville, Tennessee 37205	New Owner	103-16C-603

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Mercedes D. Voecks, Julia D. Keene and Thomas M. Davis, all as surviving heirs at law of Sara Shea Summers, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Timothy F. Persse**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 603 on the Plan of Wellington Arms, a condominium development, of record in Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James C. Summers and wife, Sara S. Summers, by deed from Douglas I. Maxwell, Jr., of record in Book 8116, Page 232 and further by Quitclaim Deed from James C. Summers to Sara S. Summers of record in Book 9403, Page 538, Register's Office for Davidson County, Tennessee. The said Sara S. Summers has since died. The property is now vested in Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Mercedes D. Voecks, Julia D. Keene and Thomas M. Davis as her heirs at law. See also Heirship Affidavit attached hereto as Exhibit "A". Sara S. Summers and Sara Shea Summers are one and the same person.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5721, Page 241, Book 5740, Page 897 and Book 5721, Page 288, said Register's Office, and to the matters set forth in the referenced condominium plan of record.

This is improved property known as 4225 Harding Road, #603, Nashville, Tennessee 37205.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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 Grantee, his heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of September, 1998.

Sheila D. Duke

Sara S. Davis

Mary D. Marchetti

Mercedes D. Voecks

Julia D. Keene

Thomas M. Davis

04960098

IDENTIF. & REFERENCE

98 OCT -5 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this
30th day of September, 1998.

Notary Public
My commission expires:5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Mercedes D. Voecks, Julia D. Keene and Thomas M. Davis, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 30th day of June, 1998.

NOTARY PUBLIC
My Commission Expires:5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

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AFFIDAVIT OF HEIRSHIP
SARA SHEA SUMMERS, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Elizabeth M. Marchetti, being first duly sworn, deposes and says as follows to the best of her knowledge and belief:

1. I am a life long resident of Davidson County, Tennessee, residing at 3113 Bellwood St., Nashville, TN 37203 Nashville, Tennessee, and am 70 years of age.

2. I personally knew Sara Shea Summers, deceased, formerly of 4225 Harding Road, Nashville, Tennessee 37215, who died February 10, 1998. I knew the said Sara Shea Summers and her family from my earliest memory to the time of her death. During her life the said Sara Shea Summers had six children, namely Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Merecedes D. Voecks, Julia D. Keene and Thomas M. Davis, who survived her.

3. This affidavit is made and delivered to evidence and establish that Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Mercedes D. Voecks, Julia D. Keene, and Thomas M. Davis, children of Sara Shea Summers, deceased, are the sole heirs of the said Sara Shea Summers. Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee. The undersigned acknowledges and agrees that John T. Cook, P.C. and Old Republic National Title Insurance Company have closed a sale of property and/or insured the title to property which was inherited by the said Sheila D. Duke, Sara S. Davis, Mary D. Marchetti, Mercedes D. Voecks, Julia D. Keene and Thomas M. Davis from Sara Shea Summers and such actions have will be undertaken in reliance upon this affidavit.

4. I am a family friend of Sara Shea Summers and the said heirs. I have no financial or other interest in the property of the said heirs or their estate and I will not benefit from any sale of such property.

This 28th day of September, 1998.

Elizabeth M. Marchetti

Sworn to and subscribed before me this 28th day of September, 1998.

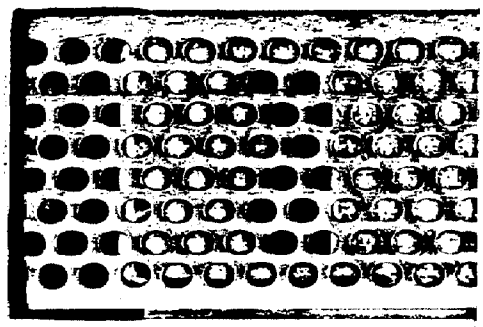
DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 26, 2002

HEIRSHIP.AFF

95[illegible] 10/05 0101 03CHECK 496.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11142 PAGE 378

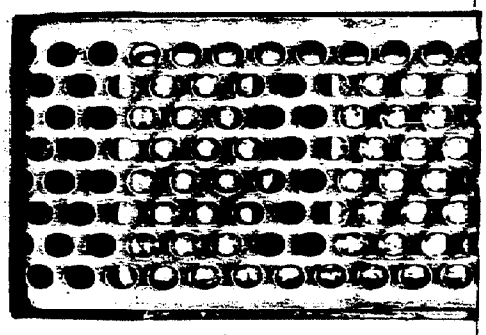
CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 496.00
CHECK 496.00

10/05/98 01 13:44 0001 9510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496098
IDENTIF. ↑ REFERENCE

98 OCT -5 PM 1:42
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354781