40A

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 17463** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br>DO NOT PUBLISH<br>The actual consideration or value, whichever is greater, for this transfer is: $95,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 11th day of SEPTEMBER, 2000.<br>NOTARY PUBLIC AT LARGE<br>Notary Public<br>My Commission Expires: |

Davidson County DEEDWARR
Recvd: 09/12/00 16:11 3pgs
Fees:15.00 Taxes:351.50

20000912-0090631

My Commission Expires SEPT. 23, 2000

**WARRANTY DEED**

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| MS. JOY C. TEMPKINS<br>4487 POST PLACE, #103<br>NASHVILLE, TENNESSEE 37205 | Bank of America<br>2059 Northlake Parkway<br>Tucker, GA 30084 | MAP 103-15-B<br>PAR 103.00 CO<br>FB 08DA 61402 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LELLYETT ELIZABETH WENTWORTH AND AMANDA ANN WENTWORTH a/k/a AMANDA ANNE WENTWORTH, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF KATE THOMSON HESSE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOY C. TEMPKINS, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place, #103, Nashville, Tennessee 37205.

Lellyett Elizabeth Wentworth and Lellyett E. Wentworth are one and the same person.

Amanda Anne Wentworth, Amanda Ann Wentworth and Amanda A. Wentworth are one and the same person.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of SEPTEMBER, 2000.

LELLYETT ELIZABETH WENTWORTH

AMANDA ANNE WENTWORTH, BY: LELLYETT E. WENTWORTH, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LELLYETT ELIZABETH WENTWORTH, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of SEPTEMBER, 2000.

NOTARY PUBLIC AT LARGE

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELLYETT E. WENTWORTH with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said AMANDA ANNE WENTWORTH and is authorized by the said AMANDA ANNE WENTWORTH to execute this instrument on HER behalf.

Witness my hand, at Office, this 11th day of SEPTEMBER, 2000.

My commission expires:
9/23/2000

GEORGE E. MUDTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 103 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, page 70, said Register's Office.

Being the same property conveyed to Kate T. Hess, unmarried by deed from Lion's Head Associates, A Tennessee Partnership of record in Book 5352, page 8, said Register's Office. Kate T. Hesse has since died and devised said property to Lellyett Elizabeth Wentworth and Amanda Ann Wentworth by will of record in Will Book 230, page 647, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5340, page 70, Book 5342, page 683; (3) Charter of record in Book 5342, page 2; (4) Easements of record in Book 6909, page 212, Book 7196, page 827, Book 3224, page 527, Book 3376, page 102, Book 3969, page 788, Book 4889, page 140 and Book 4995, page 32; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 134 and Book 5200, page 82, said Register's Office.