THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 01/11/01 10:48 2pgs
Fees:11.00 Taxes:473.60

20010111-0003514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 473,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF January, 2001
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: owner	MAP-PARCEL NUMBERS
Bessie A. Starr (NAME)	(NAME)	129-11-A-213
213 Cana Circle (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann M. Giuli, William F. Giuli, Mary G. Crout, Catherine L. Giuli and Jane G. Baird, all the heirs under the Will of Margaret Ann Giuli.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bessie A. Starr

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 213 on the Plan of Phase 1-A of Lot No. 2, the Cloister at Saint Henry, of record in Book 5200, page 529, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same propery conveyed to Margaret Ann Giuli, by deed from Judith Foley Lea and Joan Foley Lovell, of record in Book 8967, page 30, Register's Office for Davidson County, Tennessee. The said Margaret Ann Giuli having since died, property is now vested in Ann M. Giuli, William F. Giuli, Mary G. Crout, Catherine L. Giuli and Jane G. Baird as devisees and under the will of Margaret Ann Giuli, of record in Will Book 230, page 131, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: the terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, page 657, said Register's Office; an easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, said Register's Office; the Master Deed and By-Laws contained in instrument of record in Book 6042, page 602, as amended in Book 6071, page 149, Book 6237, page 660 and Book 6519, page 182, said Register's Office; all matters as shown on the plan of record in Book 5200, page 529, said Register's Office.

unimproved ( )
This is improved (X) property, known as 213 Cana Circle, Nashville, Tennessee 37205
(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 hand s this 5th day of January, 2001

Ann M Giuli by Jane Baird — Ann M. Giuli
Mary G Crout by Jane Baird — Mary G. Crout
Jane G Baird — Jane G. Baird
William F Giuli by Jane Baird — William F. Giuli
Catherine L Giuli — Catherine L. Giuli

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 Catherine L. Giuli and Jane G. Baird,

the bargainor s, 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 at Nashville, Tennessee, this 5th day of January, 2001.

Commission expires 5-4-03

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Jane Baird a/k/a Jane G. Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Ann M. Giuli aka Ann Giuli, William F. Giuli aka Bill Giuli and Mary G. Crout aka Mary G. Crout as his/her Attorney-in-Fact, as the free act and deed of the within named Ann M. Giuli aka Ann Giuli, William F. Giuli aka Bill Giuli and Mary G. Crout aka Mary G. Crout.

WITNESS my hand and official seal at office this 5 day of January, 2001.

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

_____
Notary Public

My Commission Expires: 5-4-03