27A
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Davidson County DEEDWARR
Recvd: 04/05/01 08:27 3pgs
Fees:15.00 Taxes:1147.00
20010405-0033166

This instrument prepared by
and after recording return to:
Linda S. Harris & Associates
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to New Owner at:
GMAC Mortgage Corporation
200 Century Parkway
Mt. Laurel, NJ 08054

Map: 129-14A
Parcel: 135CO

Address of New Owner:
6666 Brookmont Terrace, #1204
Nashville, TN 37205

****

SPECIAL WARRANTY DEED

State of **Tennessee**
County of **Williamson**

THIS INDENTURE made and entered into this **29**th day of **March**, 20**01**, by and between **Joan Werthan Shayne, Bernard Werthan, Jr., Morris Werthan, II, and Bank of America N.A., as Co-Executors of the Estate of Leah Rose B. Werthan,** party of the first part, and **Diana L. Lutz and husband, Sheldon Lutz**, party of the second part,

WITNESS: That for and in consideration of Ten Dollars and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Apartment Unit No. 1204, of Wessex Towers Condominium created under Title 64, Sections 2701 ex seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in book 5414, page 634, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Leah Rose Werthan a/k/a Leah Rose B. Werthan by deed from Wessex Towers, LTD of record in Book 6126, page 803, Register's Office for Davidson County, Tennessee. The said Leah Rose Werthan a/k/a Leah Rose B. Werthan now being deceased, the Last Will and Testament of Leah Rose B. Werthan of record in Will Book 238, page 291, 7th Circuit Court, Probate Division, in Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of Record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

Said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated hereinabove and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under the party of the first part, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Joan Werthan Shayne, Co-Executor
Joan Werthan Shayne, Co-Executor

Bernard Werthan, Jr.
Bernard Werthan, Jr., Co-Executor

Morris Werthan, II by Bernard Werthan, Jr.
Morris Werthan, II by Bernard Werthan, Jr., Attorney in Fact, Co-Executor

BANK OF AMERICA, AS CO-EXECUTOR
BY: Patrick J. Nelson
Title: Vice President

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Patrick Nelson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that **he** is **Vice President** of **Bank of America, N.A.,** the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this 29 day of March, **2001.**

Notary Public

My Commission Expires: 3-27-04

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Joan Werthan Shayne and Bernard Werthan, Jr.,** with whom I am personally acquainted or has 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 Office, this 29 day of March, **2001.**

Notary Public

My Commission Expires: 3-27-04

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Bernard Werthan, Jr.,** who executes this instrument on behalf of **Morris Werthan, II**, as his free act and deed as if he executed the same. Said instrument is executed for the purposes therein contained.

WITNESS my hand and official seal, at Office, this 29 day of March, **2001.**

LINDA S. HALL NOTARY PUBLIC AT LARGE DEKALB COUNTY, TENN.

My Commission Expires: 3-27-04

State of Tennessee
County of Williamson

The actual consideration or value ~~for this property~~ (whichever is greater) is $310,000.00

Affiant

Sworn to and subscribed before me this 29 day of March, 2001.

Notary Public

My Commission Expires: 3-27-04

LINDA S. HALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN