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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. 18362** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $75,000.00.<br><br>Carmen M. Wood<br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of October, 2001.<br><br>Mary Esther Champion<br>Notary Public<br>My Commission Expires: 11/18/01 |

**WARRANTY DEED**

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| **Address New Owner:**<br>KATHLEEN T. PATRICK<br>105 Leake Avenue<br>Nashville, Tennessee 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>MAP 116-13-C<br>PAR 74.00CO<br>FB 7DZ28088 |

**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, WILLIAM H. TEAS, II, AS TO A ONE-HALF UNDIVIDED INTEREST, JAMES A. STEIN, JR. AND BUNNY STEIN COTHRAN, AS TO A ONE-HALF UNDIVIDED INTEREST UNDER THE LAST WILL AND TESTAMENT OF BERNICE FRITCHMAN TEAS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KATHLEEN T. PATRICK, 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 105 Leake Avenue, #74, Nashville, Tennessee 37205.

**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 18th day of October, 2001.

William H. Teas, II
WILLIAM H. TEAS, II, DEVISEE

JAMES A. STEIN, JR., DEVISEE

BUNNY STEIN COTHRAN, DEVISEE

Davidson County DEEDWARR
Recvd: 10/25/01 12:00 3pgs
Fees:18.00 Taxes:277.50
20011025-0116876

STATE OF TENNESSEE
COUNTY OF HENRY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM H. TEAS, II, 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.

Witness my hand, at office, this 18th day of October, 2001.

Sara H. Petty
Notary Public

My Commission Expires: 3/27/04

SARA H. PETTY
Notary Public, Henry County, TN
My Comm. Expires 3/27/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES A. STEIN, JR. AND BUNNY STEIN COTHRAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness, my hand, at office, this 18th day of October, 2001.

Notary Public

My Commission Expires:_____

My Commission Expires
NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 74 together with Parking Space No. 59 on the Plan of Revised Belle Meade Tower Condominium Apartments of record in Instrument No. 200010200104050,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 Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, and in Instrument No. 200008030076841 and Instrument No. 200006140059221, said Register's Office.

Being the same property conveyed to Bernice F. Teas by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain, III of record in Book 4642, page 907, said Register's Office. The said Bernice F. Teas having since died and devising said property to William H. Teas, II, as to a one-half undivided interest and SunTrust Bank, Successor to Third National Bank in Nashville and William H. Teas, II, Trustee for Margaret Ann Stein, as to a one-half undivided interest by Last Will and Testament appearing in Will Book 234, page 507, Probate Court, Davidson County, Tennessee. The said Margaret Ann Stein having predeceased Bernice F. Teas.

This conveyance is made subject to: (1) Restrictions of record in Book 4469, page 530, Book 4494, page 489, Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 200006140059221, Instrument No. 200008030076841; (2) Easements of record in Book 3839, page 983, Book 4790, page 319, Book 4925, page 594, Book 1207, page 547, Book 4355, page 696, Book 6701, page 203, Book 3183, page 201, Book 9351, page 933; (3) Memorandum of Lease of record in Book 10468, page 321; and (4) All matters appearing as Instrument No. 20001020-0104050, said Register's Office.