FILE Box 9
6 ATTACHED
FILE # SP 40444

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Phyllis Feldman Katzoff **Rokeby Condominium** **Unit 407** **3901 Harding Road** **Nashville, Tennessee 37205**	**103-1-0-A-047 CO**	**SAME** Davidson County DEEDWARR Recvd: 12/07/01 09:14 4pgs Fees:23.00 Taxes:721.50 20011207-0134798

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jimmie Joe Olive and J. Greer Cummings, Jr., as Co-Executors of the Estate of Dolores Hume Olive, deceased** (collectively the "Grantors") have bargained and sold, and by these presents transfer and convey to **Phyllis Feldman Katzoff** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and paid at closing.

2. The Property conveyed herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby Condominiums, of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814 and Book 9828, page 213, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2001.

Notary Public
My Commission Expires: 9/28/2002

DIANN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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073750-000 11/12/01

3. Matters shown on the Plan of record in Book 4675, page 126, amended in Book 4860, page 71, Book 5050, page 16, and Book 5060, page 64, said Register's Office.

4. Matters shown on the Plan of record in Book 5060, page 143, said Register's Office.

5. Matters shown on the Plan of record in Book 5060, page 16, said Register's Office.

This is improved property, known as **Unit 407, Rokeby Condominium, 3901 Harding Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors .

IN WITNESS WHEREOF, the Grantors have executed this Deed this 21 day of November, 2001.

J. Greer Cummings, Jr., Co-Executor of the Estate of Dolores Hume Olive

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 J. Greer Cummings, Jr. Co-Executor of the Estate of Dolores Hume Olive, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 7-24-04

Jimmie Joe Olive

Jimmie Joe Olive, Co-Executor
of the Estate of Dolores Hume Olive

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 Jimmie Joe Olive, Co-Executor of the Estate of Dolores Hume Olive, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13 day of November, 2001.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 7-24-04

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Unit No. 407 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, The said Unit is more fully depicted on the Plan of the 4th Floor of ROKEBY of record in Book 5060, page 143, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 143, said Register's Office. Parking Space No. 48 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to Dolores H. Olive by deed from the ROKEBY CORPORATION of record in Book 5225, page 928, the said Dolores H. Olive having since died, the Will of Dolores H. Olive of record in Volume 2069, page 379942, County Probate Court Clerk's Office appoints Jimmie Joe Olive and J. Greer Cummings, Jr. as Co-Executors with power of sale.