WARRANTY DEED

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/19/02 14:09 2pgs
Fees:13.00 Taxes:340.40

20020919-0114393

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: ~~May 28~~ 11-29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MERCER LEGGETT (NAME)	Union Planters Bank, (NAME)	MAP 116-3-B
4505 HARDING ROAD, #156 (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 156.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Cordova TN 38016 (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, PHYLLIS L. GORDON AND S. RALPH GORDON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERCER LEGGETT

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:

LAND in Davidson County, Tennessee, being all of Unit No. 156, on the plan of ROYAL OAKS APRATMENTS, CONDOMINIUM APARTMENTS, of record in Book 5200, page 45, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5282, Page 972, 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 said Master Deed. Reference is hereby made to the plat of Royal Oaks Apartments, Condominium Apartments, as of record in Book 5200, Page 45, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Phyllis L. Gordon and Rebecca B. Lefkovitz by Warranty Deed Royal Oaks Limited Partnership of record in Book 5292, page 898, said Rebecca B. Lefkovitz conveying her interest in the subject property to Phyllis L. Gordon by Quitclaim of record in Book 5717, page 556, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws of record in Book 5282, page 972; Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244; Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, and modified by agreement of record in Book 4978, page 524; Easement of reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3156, page 607; Easement for sanitary sewer

--- continued on page 2 ---

unimproved ( )
This is improved (X) property, known as 4505 HARDING ROAD, #156, Nashville, TN 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 17th day of September, 2002

PHYLLIS L. GORDON
By: S. Ralph Gordon
S. RALPH GORDON, ATTORNEY-IN-FACT

S. Ralph Gordon
S. RALPH GORDON

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 PHYLLIS L. GORDON AND S. RALPH GORDON

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 Brentwood, Tennessee, this 17th day of September 2002.

Commission expires 2/20/2006

Notary Public

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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

Legal Description Continued

and/or storm drainage purposes of record in Book 4835, page 964; Easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by Deed from Royal Oaks Limited, dated 12/27/72, of record in Book 4668, page 986; Easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed aforesaid to him from Royal Oaks Limited; said Register's Office; and, any and all matters as shown on the plan of record in Book 5200, page 45, all of Register's Office for Davidson County, Tennessee.

The said S. Ralph Gordon being appointed as Attorney-in-Fact for Phyllis L. Gordon; and said Power of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of September, 2002, before me personally appeared S. RALPH GORDON, married, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of September, 2002, before me personally appeared S. RALPH GORDON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of PHYLLIS L. GORDON, and acknowledged that he executed the same as the free act and deed of the said PHYLLIS L. GORDON, as her Attorney-in-Fact.

My Commission Expires: May 28, 2003

Notary Public