40-A

PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43899
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/01/02 16:12 2pgs
Fees:13.00 Taxes:506.90
20021001-0119367

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jenny C. Campbell 3000 Hillsboro Road, #8 Nashville, Tennessee 37215	Bank of America 200 S. College Street Chralotte, NC 28255-0001

TAX MAP-PARCEL NUMBERS: 117-3-A-8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$137,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Lynn S. Folsom, Joni Sharer, Executor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jenny C. Campbell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.8of Versailles Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050 page 80 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Lynn S. Folsom by deed from Louise J. Harrell of Record in Book 7280, Page 950, Register's Office for Davidson County, Tennessee. Lynn S. Folsom has since died, unmarried & Testate. By Will of Record in Imaging 4291/791797, Probate Court Clerk's Office for said County, The said Lynn S. Folsom empowered the named executor Joni Sharer with full power to convey subject property. Letters testamentary have been issued to Joni Sharer of record in imaging No. 4291/791787, said Probate Court Clerks Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 80, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5168, Page 944, Book 5659, Page 641, Book 5667 page 375, Book 5589, Page 367, Book 5168, Page 961, Book 7770, Page 955, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3000 Hillsboro Road #8, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2002.

Joni C. Sharer

The Estate of Lynn S. Folsom By:
Joni Sharer, Executor

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2002 , before me the undersigned authority, personally appeared Joni Sharer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $137,000.00

X _____ Affiant

Sworn and subscribed before me this the 30th day of September, 2002

My Commission Expires: 11-30-02 _____ Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 30, 2002

JEANNE BURTON GREGORY Notary Public L DAVIDSON CO TENN

My Commission Expires November 30, 2002