THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20074**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 17th day of FEBRUARY, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

LIMITED WARRANTY DEED

Address New Owner: Mr. and Mrs. Martin B. Shuster ~~105 Leake Avenue, #22~~ 2213 Bandywood Nashville, TN ~~37205~~ 37215	**Send Tax Bills To:** NEW OWNER @ 2213 Bandywood Drive Nashville, TN 37215	**Tax Information:** MAP 116-13-0-C PAR 022.00 CO

My Commission Expires September 25, 2004

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, EQUITABLE TRUST COMPANY, SUCCESSOR TRUSTEE OF THE JOSEPH FREDERICK RALSTON, JR. TRUST U/A/D NOVEMBER 11, 1997, THE CLARE CHAPMAN RALSTON TRUST U/A/D NOVEMBER 11, 1997 AND THE SUSAN RALSTON MCLEAN TRUST U/A/D NOVEMBER 12, 1997 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARTIN B. SHUSTER AND WIFE, LAURA SHUSTER ("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, #22, 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. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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 17th day of FEBRUARY, 2003.

EQUITABLE TRUST COMPANY,
SUCCESSOR TRUSTEE

BY: M. KIRK SCOBEY, JR., PRESIDENT

Davidson County DEEDWARR
Recvd: 02/20/03 15:52 2pgs
Fees:13.00 Taxes:684.50
20030220-0022739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. KIRK SCOBEY, JR., 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 that he is the PRESIDENT of EQUITABLE TRUST COMPANY, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of FEBRUARY, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 22 together with Parking Space No. 29 on the Plan of Belle Meade Tower Condominium Apartments of record in Instrument No. 20001002-00104050, 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, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument Nos. 200006140059221 and 200008030076841, said Register's Office.

Being the same property conveyed to Josephine R. Binns by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain, III of record in Book 4633, page 962, said Register's Office. The said Josephine R. Binns having since died and devised said property to Equitable Trust Company Successor Trustee of the Joseph Frederick Ralston, Jr. Trust u/a November 11, 1997, the Clare Chapman Ralston Trust u/a dated November 11, 1997 and the Susan Ralston McLean Trust u/a dated November 12, 1997 of will book 3117, page 573769, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4469, page 5303, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument Nos. 200006140059221 and 200008030076841; (3) 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 9351, page 933, and Book 3183, page 201; and (4) All matters appearing on the Plan of record in Instrument No. 20001002-00104050, said Register's Office.