Davidson County DEEDWARR
Recvd: 04/29/03 12:33 3pgs
Fees:18.00 Taxes:1794.50

20030429-0057137

BOX #14A
G#16089-2

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SunTrust Bank, Trustee U/W Jane Smith Howard ATTN: Dept. NA6500 P. O. Box 305110 Nashville, TN 37230-5110	"NEW OWNER"	MAP 130-02-0-A PARCEL 012.00co [FB #BM-27012]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Nancy Carr
Affiant

Subscribed and sworn to before me this 28th day of April, 2003.

Notary Public

My Commission Expires: 5/8/05

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Stevenson Fletcher Barnes, Cornelia Barnes Malone, and Melville Maslin Barnes, Jr., individually, as Devisees under the Last Will and Testament of Katherine R. Barnes, and Melville Maslin Barnes, Jr., as Executor of the Last Will and Testament of Katherine R. Barnes,** hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **SunTrust Bank, a Georgia corporation, as Trustee under the Will of Jane Smith Howard,** hereinafter called the Grantee, its successors and assigns, all that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. D-4 of the Glencourt Condominiums, 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 Glencourt Condominiums, of record in Book 6396, Page 825, and re-recorded in Book 6402, Page 279, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6396, Page 855, and re-recorded in Book 6402, Page 309, said Register's Office, 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 plan of Glencourt Condominiums, of record in Book 6250, Page 162, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Katherine R. Barnes, unmarried, by Warranty Deed from Dr. Louis Rosenfeld and wife, Helen W. Rosenfeld, of record in Book 9856, Page 501, Register's Office for Davidson County, Tennessee. The said Katherine R. Barnes having since died March 7, 2003, leaving a Last Will and Testament dated January 11, 2001, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 03P-599 (the "Will"), of record in Will Book Volume No. 5178/1074988. Pursuant to the provisions of the said Will, the property is vested to Stevenson Fletcher Barnes, Cornelia Barnes Malone, and Melville Maslin Barnes, Jr., a one-third (1/3) interest to each.

Katherine R. Barnes being one and the same person as Katherine Barnes.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; 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 building 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 Glencourt Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THIS is improved property, known as 615 Belle Meade Blvd, #105, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and the Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Notwithstanding the above, Melville Maslin Barnes, Jr., in his capacity as Executor of the Last Will and Testament of Katherine R. Barnes, shall have no liability or responsibility for the above recited warranty of title, the said Melville Maslin Barnes, Jr., in his capacity as Executor of the Last Will and Testament of Katherine R. Barnes, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Katherine R. Barnes.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of April, 2003.

Stevenson Fletcher Barnes, Devisee
Stevenson Fletcher Barnes

Melville Maslin Barnes, Jr. Atty in Fact
BY: Melville Maslin Barnes, Jr.,
Attorney-In-Fact

Melville Maslin Barnes, Jr.
Melville Maslin Barnes, Jr., Devisee

Cornelia Barnes Malone, Devisee
Cornelia Barnes Malone

Melville Maslin Barnes, Jr. Atty in Fact
BY: Melville Maslin Barnes, Jr., Attorney-In-Fact

Melville Maslin Barnes, Jr. Exec
Melville Maslin Barnes, Jr., Executor
under the Last Will and Testament of
Katherine R. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 28th day of April, 2003, before me personally appeared Melville Maslin Barnes, Jr., to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Stevenson Fletcher Barnes and Cornelia Barnes Malone, and acknowledged that he executed the same as the free act and deed of the said Stevenson Fletcher Barnes and Cornelia Barnes Malone.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

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 Melville Maslin Barnes, Jr., as Devisee and as Executor under the Last Will and Testament of Katherine R. Barnes, the within-named bargainor, 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 and official seal at Nashville, Tennessee, this 28th day of April, 2003.

My Commission Expires: 4/10/05

Notary Public

C:\KG\BARNES.WD

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05