Davidson County DEEDWARR
Recvd: 06/05/03 14:07 3pgs
Fees:18.00 Taxes:721.50
20030605-0077777

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-10-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George K. Khoury	Bank of America, N.A.	117-2D-1500
(NAME)	(NAME)	
3039 Woodlawn Drive	200 S. College St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(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,

THE HEIRS OF ROSELLE SCHWARTZ, BEING MICHAEL SCHWARTZ, ALAN H. SCHWARTZ, RICHARD E. SCHWARTZ AND SUSANNE CHRISTIAN,

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

GEORGE K. KHOURY Jr. AND APRIL K. HARRISON, both unmarried, as joint tenants with rights of survivorship,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 15 on the Plan of The Clairmont Condominiums, of record in Book 6200, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roselle Schwartz, unmarried by deed from Beth Charloff and husband, Jerry Neider of record in Book 10265, Page 912, Register's Office for Davidson County, TN. The said Roselle Schwartz having; since died and the property having vested in her sole heirs at law, Michael Schwartz, Alan H. Schwartz, Richard E. Schwartz, and Susanne Christian. An Affidavit of Heirship establishing the heirs of Roselle Schwartz is attached hereto and incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved X property, known as Unit 15 3039 Woodlawn Drive, Nashville, TN 37215
(unimproved) (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 my/our hand(s) this 30TH day of May, 2003

Richard E. Schwartz

Michael Schwartz

Susanne Christian

Alan H. Schwartz

STATE OF CALIFORNIA
COUNTY OF ~~LOS ANGELES~~ Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Schwartz, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ventura, California, this 21st day of May, 2003.

Commission expires: July 2, 2003

Notary Public

LUCINDA M. APODACA
Commission # 1227331
Notary Public - California
Ventura County
My Comm. Expires Jul 2, 2003

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan H. Schwartz, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Encino, California, this 21st day of May, 2003.

Commission expires:

Notary Public

LORI GLADSTEIN
Commission # 1280650
Notary Public - California
Los Angeles County
My Comm. Expires Oct 16, 2004

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard M. Schwartz, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Encino, California, this 21st day of May, 2003.

Commission expires:

Notary Public

LORI GLADSTEIN
Commission # 1280650
Notary Public - California
Los Angeles County
My Comm. Expires Oct 16, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Christian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 2003.

Commission expires: 6/5/05

Daphne D. Bowles
Notary Public

DAPHNE D. BOWLES * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

This Affidavit of Heirship Prepared by:
MTC Title - Tennessee, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027
(615) 371-8999

EXHIBIT A

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

NOW COMES Sue Chilton having been first duly sworn and on his/her oath deposes and states that he/she is of lawful age and based upon personal knowledge further deposes and states:

1. That **Roselle Schwartz** (the "decedent") died on **October 12, 2002.**

2. That the decedent was survived by **Michael Schwartz, Alan H. Schwartz, Richard E. Schwartz, and Susanne Christian.** That the decedent had no other children, either natural or adopted.

3. That the decedent was unmarried at the time of her death.

4. That accordingly, the sole heirs-at-law of the decedent are **Michael Schwartz, Alan H. Schwartz, Richard E. Schwartz and Susanne Christian**, who are adults.

5. That no other person or entity has any right or interest in the real property located at **3039 Woodlawn Drive, Nashville, Tennessee, Davidson County.** The decedent received her interest in said real property by deed from **Beth Charloff and husband Jerry Neider** of record in **Book 10265, page 912, Register's Office for Davidson County, TN**, to which reference is hereby made for a more complete description.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.

Further, affiant saith not.

Sue Chilton
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2003, personally appeared before me, the undersigned, Sue Chilton to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Barbara L McGee
Notary Public

My Commission Expires: 11-29-03

NOTARY PUBLIC AT LARGE