File #200320243

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~10/22/05~~ March 27, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Family Trust under the Will of Marian Lucille Trautman	NEW OWNER	Map: 143-01-0-A-211.00 CO
(NAME) 211 Windsor Terrace	(NAME)	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DEBORAH S. NEILL, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FAMILY TRUST UNDER THE WILL OF MARIAN LUCILLE TRAUTMAN, 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, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211 on the Plan of Windsor Terrace Condominiums, Phase I, established by Exhibit "C" to the Master Deed of record in Book 7150, Page 921, Register's Office for Davidson County, Tennessee, which Master Deed and record thereof are incorporated herein and made a part hereof by reference, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Deborah S. Neill, an unmarried person, by Warranty Deed of record in Book 9840, Page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
By-Laws of record in Book 7150, Page 948; Master Deed of record in Book 7150, Page 924; Amended in Book 7436, Page 667; Re-recorded of record in Book 7464, Page 297; Amended in Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717; Instrument No. 20000811-0079911; Charter of Windsor Terrace of record in Book 7168, Page 683; Storm Water Line Easement of record in Detention Agreement of record in Book 6680, Page 517 and, any and all matters shown on plat of record in Book 6250, Page 869; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 211 Windsor Terrace, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 8th day of July, 2003.

Deborah S. Neill

Davidson County DEEDWARR
Recvd: 08/08/03 14:30 2pgs
Fees:13.00 Taxes:566.10
20030808-0113525

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Deborah S. Neill who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of July, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Bankers Title and Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203