THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 110
Nashville, Tennessee 37203

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2003
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Farris (NAME)	New Owner (NAME)	MAP 103-15-0-B
4487 Post Place Unit #69 (ADDRESS)	(ADDRESS)	PARCEL 069
Nashville, TN 37205 (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 Estate of Irene F. Sanders

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

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. 69 on the plan of Lion's Head Condominium Apartments of record in Book 5200, page 82, Registers office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part of hereby reference.

Being the same property conveyed to Irene F. Sanders by quitclaim deed from Daniel K. Arnold as of record in Instrument No. 20030531-0073969, Registers office for Davidson County, Tennessee. The said Irene F. Sanders having since died and vesting of the Executor, Charles Lance, named in her Last Will & Testament filed in the Probate Court of Davidson County, Tennessee, Docket # 03P1491 with full power and authority to sell, transfer and convey real property of her estate.

Davidson County DEEDWARR
Recvd: 10/02/03 12:48 2pgs
Fees:13.00 Taxes:580.90
20031002-0145686

unimproved ( )
This is improved (X) property, known as 4487 Post Place Unit #69, Nashville, TN 37205
(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 hand as of this 30th day of September, 2003

Charles Lance
The Estate of Irene F. Sanders
BY: Charles Lance, Executor

STATE OF Kansas

COUNTY OF Wyandotte

Personally appeared before me, the undersigned, a Notary Public of said county and state, **CHARLES LANCE**, with whom I am personally acquainted, and who acknowledged himself to be the Executor for the **ESTATE OF IRENE F. SANDERS** and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as **CHARLES LANCE**, Executor of the **ESTATE OF IRENE F. SANDERS**.

Witness my hand, at office, this 27th day of SEPTEMBER, 2003.

Jeannine Hays
Notary for the State of Kansas
My Appt. Exp. _____

Jeannine Hays
NOTARY PUBLIC

My Commission Expires: June 9, 2007