THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 11/04/03 13:09 2pgs Fees:13.00 Taxes:851.00 20031104-0161702	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $230,000.00 **Affiant** Subscribed and sworn to before me, this 31st day of October, 2003 Notary Public My Commission Expires: 11/8/06

Address New Owner As Follows: Betty Kirshner 3901 West End Avenue, Unit #901 Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 103-16 A 028.00 26W 9415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON G. LUCAS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BETTY KIRSHNER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 901 on the Plan of 9th Floor Rokeby Condominium Apartments, of record in Book 4675, page 126 and amended in Book 4860, page 71; Book 5050, page 16 and Book 5060, page 64, 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 Allison G. Lucas by deed from Emmett B. Fields and wife, Christine A. Fields, of record in Book 11313, page 636, Register's Office for Davidson County, Tennessee.

Also being conveyed and transferred to Grantee is Parking Space No. 24, a limited common element as shown on the 2nd Revised Plan of the "Rokeby" of record in Book 5050, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Allison G. Lucas by Quitclaim Deed from SunTrust Bank, Nashville, as Executor, of record in Book 11705, page 420, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed and By-Laws establishing a Horizontal Property Regime of The Rokeby Condominiums, of record in Book 4829, page 138, Register's Office for said County, as amended at Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; Book 7399, page 814 and at Book 9828, page 213, said Register's Office.

2. Matters shown on the Plan of record in Book 4675, page 126, Register's Office for said County, as amended at Book 4860, page 71; Book 5050, page 16 and Book 5060, page 64, said Register's Office.

3. Rights of others in and to the common elements.

This is improved property known as 3901 West End Avenue, #901, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2003.

Allison G. Lucas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLISON G. LUCAS**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2003.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007