THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22054-11-2003** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $95,000.00 Judith D Nash Affiant Subscribed and sworn to before me this 20th day of November, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Judith A. Nash 5319 Maxima Cove W. Memphis, TN 38120	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.129.14 Parcel No. 003.00 CO & 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret M. Zimmerman, Trustee of the Ellen K. Marxer Revocable Trust Agreement dated November 20, 1997,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith A. Nash, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6666 Brookmont Terrace, Units #103 and 105, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2003.

Margaret M. Zimmerman, Trustee

Margaret M. Zimmerman, Trustee

Davidson County DEEDWARR
Recvd: 11/26/03 12:38 2pgs
Fees:13.00 Taxes:351.50

20031126-0171989

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margaret M. Zimmerman, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Nos. 103 and 105 on the Plan of Wessex Towers Condominium Apartments of redord in Plat Book 5200, pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, as amended, said Register's Office.

Being the same property conveyed to Ellen K. Marxer and Margaret M. Zimmerman, in their capacity as Trustees of the Ellen K. Marxer Revocable Trust dated November 20, 1997, by deed dated September 1, 1998 from Mary Josephine W. Crosley Family Trust and William Lee Crosley Trust, both dated March 28, 1980 of record in Book 11092, page 537, Register's Office for Davidson County, Tennessee, as to Unit 103; and by deed dated October 28, 1999 from James David Owen and wife, Bonita P. Owen, of record in Book 11725, page 925, Register's Office for Davidson Couinty, Tennessee, as to Unit 105. By First Amendment to the Ellen K. Marxer Revocable Trust Agreement dated November 20, 1997, Ellen K. Marxer no longer serves as a Co-Trustee of said Trust and Margaret M. Zimmerman is designated as sole Trustee and is authorized to sell the real estate held in said Trust.

This conveyance is made subject to:

1) City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictions of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, Book 9935, page 486, Book 10705, page 777, Instrument No. 20011127-0129399;
3) Charter of record in Book 5412, page 451; and
4) All matters appearing on the Plan of record in Book 5200, page 142, Register's Office for Davidson County, Tennessee.