Davidson County DEEDWARR
Recvd: 04/28/04 12:51 2pgs
Fees:13.00 Taxes:603.10

20040428-0048196

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

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 $ 163,000.00

Affiant Russell J. Love

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: 1-26-01
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED, ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT UNIT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: owner	MAP-PARCEL NUMBERS
Russell J. Love (NAME)	(NAME)	MAP 129-11-A
269 Cana Circle (ADDRESS)	(ADDRESS)	PARCEL 269 CO
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, Jan Kirkpatrick Giordano, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell J. Love and wife, Barbara W. Love

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, Tennessee, being Unit number 92L, together with the appurtenant interest in the common elements of the Condominium Site Plan for The Cloister at St. Hewnry, Phase 1-D, a horizontal property regime established by Master Deed of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon lot 2 on the plan of Phase 1-D, Fifth Revision, the Cloister at St. Henry, of record in Book 6250, page 979, said Register's Office.

Being the same property conveyed to Rachel B. Kirkpatrick by instrument of record in Book 11331, page 100, said Register's Office. The said Rachel B. Kirkpatrick has since died. Under her Will under docket number 031890P the described property became vested in the Rachel B. Kirkpatrick 1998 Revocable Trust and designated Jan Kirkpatrick Giordano as Trustee of said Trust.

unimproved ( )
This is improved (X) property, known as 269 Cana Circle, 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 this 26th day of April, 2004

Jan Kirkpatrick Giordano, Trustee
By:

Jan Kirkpatrick Giordano Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan Kirkpatrick Giordano, Trustee

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2004.

Commission expires 1-26-09

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public