03

Kathy Title 48-A

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

Davidson County DEEDWARR
Recvd: 06/04/04 10:46 2pgs
Fees:12.00 Taxes:0.00
20040604-0066014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this conveyance of the Leasehold is EXEMPT from tax.

Kathleen Canal
Affiant

Subscribed and sworn to before me this 28th day of May, 2004.

Notary Public
My commission expires: 3/14/05

NOTARY PUBLIC LARGO

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erika Fairweather | New Owner | 129-11-A-215 |
| (NAME) | (NAME) | |
| 215 Cana Circle | | |
| (ADDRESS) | (ADDRESS) | |
| 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, Mildred N. Humbrecht, unmarried

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

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, described as Unit No. 215 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for the Cloister at St. Henry, of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Thomas A. Humbrecht, Sr. and wife, Mildred N. Humbrecht by Sublease and Conveyance of Condominium Apartment from Thomas E. Hill, Jr. and wife, Mary Lee Coode Hill, of record in Book 8480, Page 704, Register's Office for Davidson County, Tennessee. The said Thomas A. Humbrecht, Sr. has since died.

unimproved ( )
This is improved ( X ) property, known as 215 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 28th day of May, 2004

Mildred N. Humbrecht
Mildred N. Humbrecht

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 Mildred N. Humbrecht, unmarried

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 28th day of May, 2004.

Commission expires 1-26-07

Notary Public

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