Preparer: Cromer & Junkins
392 Harding Place #230
Nashville, TN. 37211

WHEN RECORDED RETURN TO: Box 17

RECORD-CHECK SERVICES, INC.
4515 Poplar Ave. #327
Memphis, TN 38117

WARRANTY DEED

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/08/04 14:45 2pgs
Fees:13.00 Taxes:436.60

20040908-0108708

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Ruth D. Creighton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winifred G. Forrester (NAME)	Wachovia Mortgage Corporation (NAME)	82-16-0-B
935 Russell Street, Unit 104 (ADDRESS)	1410 Commonwealth Drive (ADDRESS)	104.00 CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Wilmington, NC 28403 (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, Heirs at Law of Paul Gatlin Capps, deceased, Thomas J. Norman, Administrator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winifred G. Forrester and husband, Robert E. Kent

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 a certain condominium apartment known as Unit 104 Russell Street Commons I, a horizontal property regime, on the Plan of Russell Street Commons I, as of record in Book 6900, page 13, also being part of Lot 1 of Aeby Subdivision III, of record in Book 6250, page 574, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being all the same property conveyed to Paul Gatlin Capps, unmarried, by deed from Bruce A. Smith and wife, Mary C. Murray of record in Book 9575, page 845, Register's Office for Davidson County, Tennessee. Subsequently, Paul Gatlin Capps, unmarried having died 12/20/03 intestate and title having vested in Jacquelyn Page, Felicia Joann Hickman, Jacquelyn Jullian and Nancy Moore as his only Heirs-at-Law., By order of the Seventh Circuit Court for File No. 04P-428, Administrator, Thomas J. Norman is specifically authorized to execute any and all document necessary to complete said sale of realty.

This conveyance is subject to any and all easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 935 Russell Street, Unit 104, Nashville, TN 37206
(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 1st day of September 2004

Heirs at Law of Paul Gatlin Capps
Thomas J. Norman, Administrator

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 Heirs at Law of Paul Gatlin Capps, deceased, Thomas J. Norman, Administrator

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September 2004.

Commission expires January 26, 2008

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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