315
Bass
LV

Davidson County DEEDWARR
Recvd: 10/26/04 14:52 4pgs
Fees:23.00 Taxes:518.00
20041026-0128816

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dudley C. Richter, and wife, Peggy Steine Richter 3901 WEST END AVE APT 307 NASHVILLE, TN 37205	Same	Map 103-16A Parcel 42

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AMSOUTH BANK, TRUSTEE UNDER THE WILL OF DAVID STEINE, as the Successor by Merger to First American National Bank ("Grantor") has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto DUDLEY C. RICHTER and wife, PEGGY STEINE RICHTER ("Grantee"), his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property located at 3901 West End Avenue, Unit 307, Nashville, TN 37205.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2004.

AMSOUTH BANK, TRUSTEE UNDER THE WILL OF DAVID STEINE as the Successor by Merger to First American National Bank

By: _____
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Douglas Kirby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the VP of AmSouth Bank, an Alabama banking corporation, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 11th day of October, 2004.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 27, 2004

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $140,000.

Dudley C Richt
Affiant

Subscribed and sworn to before me, this 25th day of October, 2004.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 27, 2004

Notary Public

My Commission Expires:

_____

EXHIBIT A

Unit No. 307 of Rokeby, a condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson county, Tennessee, as amended in Book 4983, page 98, Book 5096, page 4069, and further amended in Book 5459, page 179, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 3rd Floor of Rokeby of record in Book 5060, page 135, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said plan of record in Book 5060, page 135, said Register's Office. Parking space No. 33 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to First American National Bank, Successor Co-Trustee and Pauline Weil Steine, Co-Trustee under the Will of David Steine by deed of record in Book 10392, pge 459, said Register's Office, the said First American National Bank having merged into AmSouth Bank. The said Pauline Weil Steine having since died.

The source of this description is the prior deed.

EXHIBIT B

1. 2004 property taxes, a lien due and payable, but not yet delinquent.
2. Matters shown on the Plan of record in Book 5050, page 16, as amended in Book 5060, page 135, said Register's Office
3. The premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rokeby, a Condominium, of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4829, page 152, as amended in Book 4983, page 98, Book 5096, page 409 Book 5459, page 179, Book 7399, page 814, and Book 9828, page 213, said Register's Office.