PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/28/04 11:26 2pgs
Fees:13.00 Taxes:2590.00
20041028-0129685

W & I Ref:(_____) Title No: 45997
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dudley C.Richter Peggy S.Richter 3901 West End Ave. #308 Nashville, Tennessee 37205	Wells Fargo Bank. N.A. 2701 Wells Fargo Way Minneapolis, MN 55408

TAX MAP-PARCEL NUMBERS: 103-16-A-44/4

WARRANTY DEED

FOR A ND I N C ONSIDERATION o f the sum of **$700,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Steine, Jr., as Executor . of Pauline Weil Steine Estate**,with full power to convey, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dudley C. Richter and spouse Peggy S. Richter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit Nos. 301 and 308 of The Rokeby 3rd Floor Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5060, Page 135 Register's Office for said County, to which source reference is hereby made for more complete details of description, , together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, together with as an appurtenance parking space No. 1 & 2 as shown on the second revised Plan of record in Book 5050, Page 16 said Register's Office.

Being the same property conveyed to Mrs. Peggy Weil Steine by deed from the Rokeby Corporation of record in Book 5241, Page 584 Register's Office of Davidson County, Tennessee. Mrs. Peggy Weil Steine has since died unmarried and testate. By will of record in Volume Book 5573/1397004 Probate Court Clerk's Office for Davidson County, Tennessee, the said Peggy Weil Steine also known as Pauline Weil Steine named David Steine, Jr. Executor with full power to convey subject property. Letters Testamentary were issued to David Steine, Jr. by said Court Clerks Office of Record in Volume Book 5573/1397002.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5060, Page 135, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4829, page 138, and amended in Book 4983, page 98, Book 5096 page 409, Book 5459, Page 179, Book 7399, Page 814, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Subject to such debts both federal estate and state inheritance taxes as may be due by reason of the death of Mrs. Peggy Weil Steine.

This is improved property, known as: 3901 West End, Nashville, Tennessee 37205

TO H AVE A ND T O H OLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2004.

David Steine, Jr.

David Steine, Jr. as Executor of Pauline Weil Steine Estate EXECUTOR

State of TENNESSEE

County of DAVIDSON

On this 26th day of October, 2004 , before me the undersigned authority, personally appeared David Steine, Jr. Exec. of Pauline Weil Steine Estate , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

_____
Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $700,000.00

Dudley C Rich

_____
Affiant

Sworn and subscribed before me this the 26th day of October, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

_____
Notary Public