WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice J. Karr	Maurice J. Karr	Map 129-14-A
(NAME) 4000 West End Avenue, No. 302	(NAME) 4000 West End Avenue, No. 302	Parcel 100
(ADDRESS) Nashville, TN 37205	(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, **SHIRLEY F. SPEYER, AND FAYE F. SERKIN, CO-EXECUTRIXES OF THE ESTATE OF ESTER FREEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAURICE J. KARR AND WIFE, JOY KARR,** 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 No. 903 of Wessex Towers Condominium Apartments created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium Apartments of record in Plat Book 5200, pages 142-143, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Abe Freeman and wife, Ester Freeman by deed from John R. Van Wazer and wife, Elizabeth Mary Van Wazer, of record in Book 10230, page 900, said Register's Office. Abe Freeman died vesting title solely in Ester Freeman. Ester Freeman has since died. Shirley F. Speyer and Faye F. Serkin are the Co-Executrixes of the Estate of Ester Freeman under the Will of Ester Freeman of record in Will Book 5513/1283915, Court Clerk's Office of the 7th Circuit Court of Davidson County, Tennessee, Probate Division (Circuit Court Docket No. 03P-1637), with full power of sale without the joinder of any beneficiary.

This conveyance is subject to (a) 2005 and subsequent years' property taxes which have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 142-143, said Register's Office; (c) Master Deed and Bylaws of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 9935, page 486, Book 10705, page 777 and Instrument #20011127-0129399, said Register's Office and (d) lease of record in Book 10454, page 553, said Register's Office.

unimproved ☐

This is improved ☒ property known as 6666 Brookmont Terrace, Unit 903, 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.

Davidson County DEEDWARR
Recvd: 11/05/04 11:24 2pgs
Fees:13.00 Taxes:693.75
20041105-0133644

Witness our hands this 4th day of November, 2004.

Shirley F. Speyer, Co-Executrix

Faye F. Serkin, Co-Executrix

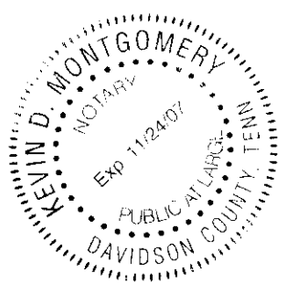
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley F. Speyer and Faye F. Serkin, the bargainor, 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 4th day of November, 2004.

Commission expires:



Notary Public