40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/14/05 15:30 2 pgs
Fees:13.00 Taxes:943.50
20050414-0041881

ADDRESS NEW OWNER:

Darlene Peters
3733 West End Ave., #206
Nashville, TN 37205

SEND TAX BILL:

Union Planters Bank, N.A.
2019 Richard Jones Rd.
Nashville, TN 37215

MORTGAGEE:
Union Planters Bank, N.A.
2019 Richard Jones Rd.
Nashville, TN 37215

MAP AND PARCEL:
Map 104-9-L
Parcel 206.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Randal Sawyer Blum, Devisee under the Last Will and Testament of Harry S. Blum, Jr.**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Darlene Peters, unmarried, and Norman W. Ginsberg, unmarried, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 206, together with the appurtenant interest in the common elements of The Westende Condominiums, a horizontal property regime established by Master Deed of record in Book 7288, page 65, as amended in Book 8713, page 111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Harry S. Blum, Jr. by deed from Jane Ann D. Smith and husband, George W. Smith, of record in Book 10035, page 94, Register's Office for Davidson County, Tennessee. The said Harry S. Blum, Jr. having since died. Title to the property is now vested in Randal Sawyer Blum, pursuant to the Last Will and Testament of Harry S. Blum, Jr. of record under Docket No. 04P-1649, Circuit Court for Davidson County, Tennessee. The said Randal Sawyer Blum and Randall Sawyer Blum are one and the same.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Susan Blum joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Randal Sawyer Blum.

This is improved property known as 3733 West End Ave., #206, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 8th day of April, 2005.

Randal Sawyer Blum
Randal Sawyer Blum

Susan Blum
Susan Blum

STATE OF MINNESOTA)
COUNTY OF Washington)

Before me, the undersigned, of the state and county aforesaid, personally appeared Randal Sawyer Blum and Susan Blum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of April, 2005.

MACKENZIE R TODD
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2009

Notary Public

My Commission Expires: 1.31.09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

Subscribed and sworn to before me this 13th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009