File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/15/05 11:11 2 pg
Fees:13.00 Taxes:943.50
20050615-0068340

W & I Ref: dm Title No: 46455

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rosalind H. Ghertner, Co-Trustee Eugene Ira Sacks, Co-Trustee 4215 Harding #611 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-16-B-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Edward McDowell, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosalind H. Ghertner and/or Eugene Ira Sacks, Co-Trustees of the Rosalind H. Ghertner Trust U/A dated October 11, 1994** 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 No. 611 of Windsor Tower a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 5200, page 71 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.

Being the same property conveyed to John E. McDowell and Katherine E. McDowell, husband and wife, by deed from Alton G. Davis, unmarried of record in Doc. No 20020118-0007890 Register's Office for said County. The said John E. McDowell and Katherine E. McDowell have since divorced. By Quitclaim Deed of record in Doc. No. 20030121-0008299, said Register's Office, Katherine Elaine McDowell conveyed her interest in subject property to John Edward McDowell.

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 Book 5200, Page 71, 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 5313, page 338 amended in, Book 8666, page 789, 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. Easement for right of entry for VS Cable, Inc, d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office. Said property is subject to a first right of refusal.

This is improved property, known as: 4215 Harding Road, #611, Nashville, Tennessee 37205

TO HAVE AND TO HOLD 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 _____ day of June, 2005 .

John Edward McDowell

State of TENNESSEE
County of WILLIAMSON

On this _____ day of June, 2005 , before me the undersigned authority, personally appeared **John Edward McDowell**, 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $255,000.00

Affiant

Sworn and subscribed before me this 13th day of June, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public