THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/10/05 13:06 2 pgs
Fees:13.00 Taxes:1128.50

20050810-0094838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **305,000.00**.

x Capri Mbr by A. Craig Alsup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-26-07

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPRI, LLC	OWNER	MAP 131-6-B
3615 SARATOGA Dr.		PARCEL 37
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, **Pauline Phister Medearis and Catherine Phister King, Co-Executrices of the Estate of Joan M. Phister**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAPRI, LLC, a Tennessee limited liability company**

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 Lot number 37 on the plan of the PLAT of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Fred W. Phister and wife, Joan M. Phister by deed of record in Book 6654, page 356, said Register's Office. The said Fred W. Phister has since died, leaving Joan M. Phister as the survivor of their tenancy-by-the-entirety. The said Joan M. Phister has also died; under her Last Will and Testament [under docket number 05P-30 in the Seventh Circuit Court for Davidson County, Tennessee] her Executors are vested with the power to sell the described real estate. All the surviving Executors of the Estate of Joan W. Phister join in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **60 Brookhill Circle, Nashville, TN 37215.**

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.

Witness our hands this the 8th day of August, 2005.

Estate of Joan M. Phister

Pauline Phister Medearis Ext.
Pauline Phister Medearis, Co-Executrix

Catherine Phister King Ext.
Catherine Phister King, 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 **Pauline Phister Medearis** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__She____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2005.

My Commission expires 1-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Phister King the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__She____ executed the within instrument of the purposes therein contained.

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

My Commission expires 1-26-08

Notary Public