THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO: BOX 50-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005. Notary Public MY COMMISSION EXPIRES 1-26-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryann K. Capeci	Regions Bank d/b/a/ Regions Mortgage, Inc.	MAP 116-03-0-A
4505 Harding Road #52E	P O. Box 1718	PARCEL 052
Nashville, TN 37205	Memphis, TN 38101	
(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, **Estate of Tom H. Proctor, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maryann K. Capeci**

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 a portion of Royal Oaks Tower, said project having been established as a horizontal property regime by Master Deed and Declaration of By-laws dated May 22, 1973 and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, and particularly described as follows:

Unit labeled 52E of said project as shown on the plan of record in Book 4460, page 189, said Register's Office, together with an undivided interest appurtenant to all common elements of said project as described in said Declaration.

Being part of the same property conveyed to Tom H. Proctor, Jr. by deed of record as instrument 20021118-0142609. said Register's Office. The said Tom H. Proctor, Jr. has since died. Under his Last Will and Testament filed under Docket number 05P-1059 in the Seventh Circuit Court for Davidson County, Tennessee, the Executors of the Estate, Henry W. Mogan, Jr. and SunTrust Bank, were instructed to administer the described property and have been vested with the power of sale.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **4505 Harding Road #52E, Nashville, TN 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 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 15th day of November, 2005.

Davidson County DEEDWARR
Recvd: 11/16/05 14:45 2 pgs
Fees:13.00 Taxes:627.15
20051116-0138677

Estate of Tom H. Proctor, Jr.

By: Henry W. Mogan, Jr. (EX.)
Henry W. Mogan, Jr. Executor

by: SunTrust Bank

BY:
David P. Rogers, Vice President

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 Henry W. Mogan, Jr.., **Executor,** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2005.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 David P. Rogers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Vice President of SunTrust Bank, within named bargainor, and who acknowledged that he is authorized to execute the forgoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President and that the Corporation is acting as Executor, having been so authorized to act for the purposes therein contained.

Witness my hand and official seal this the 15th day of November, 2005.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public