THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #25289** **Record & Return To:** Watauga Title Company 155 Franklin Road, #120 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: #20060505-0052707 The actual consideration or value, whichever is greater, for this transfer is: $ 0.00. Transfer tax paid upon recording of Warranty Deed from Samuel Averbuch, Cynthia Averbuch Aiken, and Amy Rosenblum recorded immediately prior to this instrument. Affiant Subscribed and sworn to before me this 26th day of April, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Dorothy W. Lester 4500 Post Road # B-12 Nashville, TN 37205	**Send Tax Bills To:** same	**Tax Information:** Map No.103.14-0A Parcel No. 012.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra R. Averbuch, Trustee of the Jonathan Morris Averbuch Enrichment Fund** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dorothy W. Lester** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4500 Post Road # B-12, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24 day of April, 2006.

Sandra R. Averbuch, Trustee

SANDRA R. AVERBUCH, Trustee of the Jonathan Morris Averbuch Enrichment Fund

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me personally appeared Sandra R. Averbuch, 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 that she executed the same as her free act and deed.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of April, 2006.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

My Commission Expires:

ELIZABETH NORDEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 23, 2010

Davidson County DEEDWARR
Recvd: 05/05/06 14:24 2 pgs
Fees:12.00 Taxes:0.00

20060505-0052708

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-12 on the Plan of The Hillwood Revised, of record in Plat Book 6250, page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, said Register's Office.

Being the same property conveyed to Elizabeth L. Rosenblum by Warranty Deed Deed dated May 10, 1978 from Thomas V. White, Trustee of record in Book 5286, page 331, and re-recorded in Book 5304, page 36, Register's Office for Davidson County, Tennessee. Elizabeth L. Rosenblum died testate on July 9, 2005. Under the terms of the Second Codicil to the Will of Elizabeth L. Rosenblum filed in Will Book 5898\2002162, Docket No. 05P-1237, Davidson County Probate Court Clerk's Office, the Testatrix directed that the subject property be sold and the proceeds divided among Cynthia Averbuch Albin, Samuel Averbuch and Amy Rosenblum, the Jonathan Morris Averbuch Enrichment Fund at Akiva School in Nashville, Tennessee and the Joey Rosenblum Memorial Fund at the Saint Louis Community Foundation. Letters Testamentary were issued to Sandra Rae Averbuch and Jerry L. Rosenblum, as Co-Executors, on August 12, 2005. The Estate of Elizabeth L. Rosenblum was closed on February 14, 2006 and the Grantors execute this deed as devisees under said Will.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee;
2. Provisions of Tennessee Code Annotated Section 64-2701 et seq.;
3. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for The Hillwood recorded in Book 5280, page 464, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plat of record as Book 5200, page 43, Register's Office for Davidson County, Tennessee.