Davidson County DEEDWARR
Recvd: 07/11/06 10:26 2 pgs
Fees:13.00 Taxes:444.00

20060711-0083061

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00

Betty Sue Starks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of July, 2006

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: 11/4/06

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty S. Starks **814 Lewis Court** **Nashville, TN 37115**	**New Owner**	**051-10-0-E-018.00CO**

FOR AND IN 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 Patricia A. Kessen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty S. Starks

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:

A certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

Unit No. 18, known as 814 Lewis Court, Madison, Davidson County, Tennessee 37115 and a part of Oakland Trace Condominiums- Phase III, created under Title 66, Chapter 27 Sections 101, et seq., as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Condominium Plat of Oakland Trace- Phase III as shown of record in Exhibit C to the aforesaid Master Deed, which Exhibit C appears at Book 7506, page 650, said Register's Office, for a more complete and accurate description of said Unit.

Being the same property conveyed to Patricia A. Kessen, unmarried, by Special Warranty Deed from SunTrust Bank, Trustee under Will of Robert H. Whitaker Residual Trust, dated 1-20-05 and recorded 1-24-05 in Instrument No. 20050124-0008308, Register's Office for Davidson County, Tennessee. The said Patricia A. Kessen having since died intestate on or about February 13, 2006, thereby vesting subject property in the Estate of Patricia A. Kessen, and according to Probate Case No. 06P-504, filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Letters of Administration have been issued to Michael C. Kessen.

Subject to Restrictive Covenants of record in Book 1586, page 186, Master Deed and By-Laws of record in Book 7506, page 623, Charter of the Homeowner's Association of record in Book 6563, page 611 and Book 8090, page 531, all matters shown on plan of record in Book 6900, page 454, Storm Water Detention Agreement of record in Book 7353, page 162, Deed of Conveyance for Water Main of record in Book 7748, page 503, and Right of Way Conveyance and Easements of record in Book 8443, pages 187 & 196, all of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **814 Lewis Court, Nashville, TN 37115**
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 10th day of July, 2006.

Michael C. Kessen Administrator

Michael C. Kessen, Administrator of The Estate of Patricia A. Kessen

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 Michael C. Kessen, Administrator of The Estate of Patricia A. Kessen the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2006.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael C. Kessen with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator of respectively of The Estate of Patricia A. Kessen the within named bargainor, , and that he as such Administrator being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael C. Kessen as such Administrator,.

Witness my hand and official seal at office at Nashville, Tennessee this 10th day of July, 2006.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

Notary Public