Davidson County DEEDWARR
Recvd: 10/24/06 09:55 2 pgs
Fees:13.00 Taxes:999.00

20061024-0131590

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Patricia Wind Unit 202, Rokeby Condominiums 3901 West End Avenue Nashville, Tennessee 37205	SAME MAP-PARCEL NUMBER 103-16-A 001.00
THIS INSTRUMENT PREPARED BY: HERBERT R. RICH Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/254-3341	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,000.00. Herbert R. Rich Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY OF OCTOBER, 2006. Julia M. Prince Notary Public My Commission Expires: 7/19/2010

JULIA M. PRINCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of two hundred seventy thousand and no one-hundredths Dollars ($270,000.00) and other good and valuable consideration paid by Patricia Wind, (hereinafter referred to as "Grantee") to the Estate of Benjamin Jerome Alper, Deceased, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Unit 202, together with parking space No. 58 on the Plan of 2nd Floor Rokeby Condominium Apartments of record in Plat Book 5050, Page 16, amended in Plat Book 5060, Page 105, 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 Rokeby, a horizontal property regime established by Master Deed and By-Laws of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, and Book 9828, Page 213, said Register's Office.
>
> **BEING** the same property conveyed to Ben J. Alper, married, by deed of record in Book 10836, Page 477, said Register's Office, the said Ben J. Alper having since died. The Will of Benjamin Jerome Alper of record in the Davidson County Probate Court Clerk's Office, Case No. 06P-988, appoints Phyllis Rosenblum Alper as Personal Representative with power of sale.

This is improved property known as Unit #202 Rokeby Condominiums, 3901 West End Avenue, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, her heirs and assigns, that it is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2006 property taxes, which have been pro-rated and assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Benjamin Jerome Alper and Ben J. Alper are one in the same persons.

IN WITNESS WHEREOF, Phyllis Rosenblum Alper, Personal Representative of the Estate of Benjamin Jerome Alper, Deceased, has set her hand on this, the ____ day of October, 2006.

PHYLLIS ROSENBLUM ALPER
Personal Representative of the Estate of
Benjamin Jerome Alper, Deceased

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Julia M. Prince, a Notary Public in and for said County and State, Phyllis R. Alper, Personal Representative of the Estate of Benjamin Jerome Alper, Deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2006.

Julia M. Prince
NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/2008.