FILE BOX "7" FILE NO.: SP45443

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Sept Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/19/07 16:09 2 pgs
Fees:13.00 Taxes:732.60
20070919-0112356

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Byrd	SAME	MAP 129-110-A
505 Loyola Drive		PARCEL 505.00 CO
Nashville, TN		
(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 Adrienne S. Sterchi**

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

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 condominium apartment in Davidson County, Tennessee, created upon a leasehold Estate, being Unit No. 505 of Phase, 1-A, of Lot No. 2, The Cloister St. Henry, a horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, page 529 as revised in Book 5200, page 676 and shown on Exhibit "C" of record in Book 6042, page 602, Registers office for Davidson County, Tennessee, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided in the general and limited common elements of the Condominium.

Being the same property conveyed Adrienne S. Sterchi, by warranty deed from Connie Elizabeth Petracek, Successor Trustee of the William Leidig Ryder, Sr., Living Trust as of record in Instrument No. 20060127-0010863, Registers office for Davidson County, Tennessee. The said Adrienne S. Sterchi having since died on June 22, 2007. The Will of Adrienne S. Sterchi of record in Circuit Court for Davidson County, Tennessee Probate as File No. 071109. The Will of Adrienne S. Starch provides that Co-Executors Laura S. Folk and Janet A. Starch have full power to convey and administer real property.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantors Ground Lease and any extension thereof and conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with the Cloister Owners' Association all obligations of the Grantor under Grantors Ground Lease including payment of all real estate taxes assessed against both land and buildings. The attached copy of a resolution of the Board of Directors of St. Henry Property Development, Inc., is incorporated herein as Exhibit "A" to this instrument.

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 **505 Loyola Drive, Nashville, TN .**

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 ____ hand( ) this the 17th day of September, 2007.

Co-executor

Co-executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Laura S. Folk and Janet A. Sterchi with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Executrixs** of the Estate of Adrienne S. Sterchi the within named bargainors, and that they as such Co-Executrixs being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate of Adrienne S. Sterchi, by the said Laura S. Folk and Janet A. Sterchi as such Co-Executrix.

Witness my hand and seal this the 17th day of September, 2007.

My Commission expires May 24 2008

Notary Public

