THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2008.

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Priscilla C Urbanek
Notary Public

My commission expires: May 24, 2008

Name and Address of New Owner:

Beverly A. Hays
245 Windsor Terrace Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 03/04/08 12:26 3 pgs
Fees:18.00 Taxes:665.63
20080304-0021600

Send Tax Bills To:
A.M Trust Bank
1111 Chester Avenue #200
Cleveland, OH 44114

Street Address of Subject Property:

245 Windsor Terrace Drive
Nashville, Tennessee 37221

Map and Parcel:

143-1-B-245 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANA KAY BLINES,** as Sole Beneficiary and Executrix of the Estate of Ruth E. Allen, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **BEVERLY A. HAYS,** hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 245 of Windsor Terrace Condominiums, Phase 4, a Horizontal Property Regime and described in a Master Deed recorded in Book 7661, page 40, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit C. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominiums contained in the Master and By-Laws appended thereto are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ruth Allen, an unmarried woman, by Deed from Linda W. Williams of record as Instrument No. 20041109-0135187 in the

Register's Office for Davidson County, Tennessee. The said Ruth Allen has since died and by her Last Will and Testament, of record as part of Docket #08P-280 in the Probate Court for Davidson County, Tennessee, said property was devised to Diana Kay Blines. The said Ruth Allen and Ruth E. Allen were one and the same person.

This is improved property known as 245 Windsor Terrace, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville and Davidson County property taxes for 2008, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on plat attached as Exhibit "C" to Amendment to Master Deed of record in Plat Book 7980, page 720, in the Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Terrace Condominiums of record in Book 7150, page 921, as amended in Book 7436, page 667, re-recorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, and Book 7980, page 717, in the Register's Office for Davidson County, Tennessee.

4. Charter of Windsor Terrace Condominium Homeowners' Association of record in Book 8097, page 976, in said Register's Office.

5. Subject to the rights of others in and to the common areas.

6. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantee understands that Grantor is conveying all her right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 my hand this 29th day of February, 2008.

ESTATE OF RUTH E. ALLEN

By: _____
Diana Kay Blines, Executrix

_____
DIANA KAY BLINES, Sole Beneficiary

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, Diana Kay Blines, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of the Estate of Ruth E. Allen, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, this 29th day of February, 2008.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana Kay Blines, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, this 29th day of February, 2008.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____

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