THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00 Gina M. St. Charles Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina M. St. Charles	Avenue Bank	MAP 116-13-0C
105 Leake Ave. Unit 73	111 10 Avenue, Ste 400	PARCEL 073.00
Nashville, TN 37205	Nashville, TN 37203	
(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, I, **Olivia L. Shwab**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina M. St. Charles**

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:

Land in Davidson County, Tennessee, being Unit No. 73 on the Plan of Revised Belle Meade Tower Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated of record in Instrument No. 2000102001040505, Registers office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete and accurate legal description; together with the appurtenant interest in the common elements of Belle Meade tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, page 407 and 410 , Book 4851, page 950, Book 5046, page 828, Instrument No. 200008030776841, Instrument No. 200006140059221, Instrument No. 20030725-0104241 and Instrument No. 20030902-0126376, Registers office for Davidson County, Tennessee. Parking Space No. 26 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Belle Meade Tower contained in the Master Deed and the By-Laws appended thereto of record in Book 4469, page 530, as amended by a deed of correction relating to the Master Deed of record in Book 4494,page 489, amended in Book 4631, page 407 and 410, Book 4851, page 950, Book 5046, page 828, Instrument No. 200008030076841, Instrument No. 200006140059221, Instrument No. 20030725-0104241 and Instrument NO. 20030902-0126376, Registers office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Olivia L. Shwab by Executor's Quitclaim Deed from Olivia L. Shwab, Executor of the state of Olivia C. Shwab of record in Instrument NO. 20090915-0086010, Registers office for Davidson County, Tennessee, dated August 7, 2009.

Being the same property conveyed to Olivia C. Shwab by deed from Edward J. Childers and wife Valerie A. Childers of record in Book 5006, page 810, Registers office for Davidson County, Tennessee, dated March 6, 1976.

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.

BILL GARRETT, Davidson County
Trans:T20100015044 DEEDWARR
Recvd: 03/15/10 11:05 3 pgs
Fees:18.00 Taxes:462.50
20100315-0019343

This is () UNIMPROVED

(X) IMPROVED property known as **105 Leake Ave. Unit 73, Nashville, TN 37205.**

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 my hand(~~-~~) this the 12th day of March, 2010.

Olivia L. Shwab

Olivia L. Shwab

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 **Olivia L. Shwab** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of March, 2010.

My Commission expires May 8, 2012

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of March, 2010.

My Commission expires _____

_____
Notary Public