THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2010.

Anthony N. Greco
Notary Public

MY COMMISSION EXPIRES: 1-7-13

(AFFIX SEAL)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leighton Lancaster	SAME First Farmers and Merchants Bank	MAP 116-3-A
4505 Harding Pike #2W	816 South Garden Street #307	PARCEL 25.00 CO
Nashville, TN 37205	Columbia, TN 38401	
(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, **Jane Fite Rebrovick, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leighton Lancaster, a single person**

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 condominium apartment located in Davidson County, Tennessee, being Unit No. 2W of Royal Oaks Tower and a parking space described as parking space No. 9, Royal Oaks Tower, a Condominium Development established pursuant tot he provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks of record in Book 4710, page 901, as amended in Book 4798, page 813 and further amended in Instrument NO. 20070124-0009971, Registers office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 shown on the plan of record in Plat Book 4460, page 189, Registers office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Jane Fite Rebrovick, a single person by deed dated September 30, 1991 from Nanci C. Griffith, a single person, of record in Book 8462, page 271, Registers office for Davidson County, Tennessee.

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 **4505 Harding Pike #2W, 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(s) this the 12th day of March, 2010.

Jane Fite Rebrovick by Arthur J. Rebrovick, Jr. Atty in Fact

Jane F. Rebrovick by Arthur J. Rebrovick, Jr., Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20100015437 DEEDWARR
Recvd: 03/16/10 14:15 2 pgs
Fees:13.00 Taxes:518.00

20100316-0019834

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 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 15th day of March, 2010.

My Commission expires _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Anthony N. Greco
Notary Public

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 Arthur J. Rebrovick, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Jane F. Rebrovick**, as HER Attorney in Fact, as the free act and deed of the within named **Jane F. Rebrovick**.

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

My Commission expires May 8, 2012

Notary Public

T. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
