Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Amy J. Nelson
Affiant

Subscribed and sworn to before me, this 4 day of May, 2010.

Lynn J. Babcock
Notary Public
My commission expires: 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1004-36467

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret M. Martin	Bank of America NA	143-01-0-A 241.00CO
241 Windsor Terrace	101 S. Tryon St.	
Nashville TN 37221	Charlotte NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Lancaster and wife, Wanda Lancaster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Margaret M. Martin, hereinafter called the Grantees, their successors 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, described as Unit No. 241 of Windsor Terrace Condominiums, a Condominium, a Horizontal Property Regime, located on Windsor Terrace Drive, Nashville, Tennessee, as shown as Exhibit "B" to Amendment to Master Deed of Windsor Terrace Condominiums, Phase III, Condominium Apartments, recorded in Book 7661, Page 40, said Register's Office, and described in a Master Deed recorded in Book 7150, Page 921, amended in Book 7436, Page 667, Book 7464, Page 297, Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717, and Instrument No. 20000811-0079911, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Lancaster and wife, Wanda Lancaster, by deed from James T. Ragsdale, Sr., Duncan E. Ragsdale, and James T. Ragsdale, Sr., Trustee of the SCR Trust, devisees under the Last Will and Testament of Jean Frances Gill, deceased, dated August 29, 2007, recorded September 5, 2007, in Instrument No. 20070905-0106526, Register's Office for Davidson County, Tennessee.

This property is improved property known as 241 Windsor Terrace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100027621 DEEDWARR
Recvd: 05/07/10 15:31 2 pgs
Fees:13.00 Taxes:647.50
20100507-0035248

4-29-10
4-29-10

WITNESS my hand this 29 day of April, 2010.

Robert Lancaster

Wanda Lancaster

STATE OF ALASKA
COUNTY OF Anchorage

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Lancaster and Wanda Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Anchorage, Alaska, this 29TH day of April, 2010.

Notary Public
State of Alaska at Large

My Commission expires: 5.07.2013

J. BRODY
My Commission Expires
NOTARY PUBLIC
May 7, 2013
STATE OF ALASKA