THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29960-02-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $196,250.00. Shirley A. Zeitlin Affiant Subscribed and sworn to before me this 11th day of March, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Paul Dennis Stansberry Lequida Slate Stansberry 6666 Brookmont Terrace, Apt. 1107 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 140 A 12000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley A. Zeitlin, Lawrence Averbuch, and Jerome Averbuch, Co-Executors of the Estate of Juliet Averbuch, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Dennis Stansberry and Lequida Slate Stansberry** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6666 Brookmont Terrace, Apt. 1107, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/10/11 15:18 5 pgs
Fees:28.00 Taxes:726.13
20110310-0019281

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of March, 2011.

Shirley A. Zeitlin, Co-Executor

Lawrence Averbuch, Co-Executor

Jerome Averbuch, Co-Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shirley A. Zeitlin, Co-Executor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lawrence Averbuch, Co-Executor,** 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 for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Notary Public

My Commission Expires:

STATE OF Tennessee, COUNTY OF Madison SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerome Averbuch, Co-Executor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2011.

Carolyn K. Stewart

Notary Public

My Commission Expires: 4-04-12

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1107 on the Plan of Wessex Towers Condominium of record in Plat Book 5200, pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, Book 7473, page 977, Book 10705, page 777, Instrument No. 20011127-0129399, and Instrument No. 20080624-0065008, said Register's Office.

Being the same property conveyed to Juliet Averbuch by deed dated October 8, 1980, from Wessex Towers, Ltd. of record in Book 5662, page 970, Register's Office for Davidson County, Tennessee. Juliet Averbuch died on June 12, 2010. By her will, recorded in Docket No. 10P1200, Office of the Davidson County Probate Court Clerk, the Testatrix directed that all real propety owned by her at the time of her death be part of her probate estate subject to administration. Letters Testamentary were issued to Shirley A. Zeitlin, Lawrence Averbuch and Jerome Averbuch, as Co-Executors. Juliet Averbuch and Juliet G. Averbuch are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Wessex Towers Condominium Association of record in Book 5412, page 451, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wessex Towers, of record in Book 5414, page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, re-recorded in Book 9935, page 486, Book 7473, page 977, Book 10705, page 777, Instrument No. 20011127-0129399, and Instrument No. 20080624-0065008, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.
6. Lease by and between Chasetel Real Estate Holding Company, Inc. and Wessex Towers Homeowners Association, recorded in Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).