THIS INSTRUMENT WAS PREPARED BY

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

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110025499 DEEDWARR
Recvd: 05/02/11 09:01 2 pgs
Fees:13.00 Taxes:547.60
20110502-0033104

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith M. Turner	owner	MAP 103-15-B
4487 Post Place #157		PARCEL 157
Nashville, TN 37205		
(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, **Melvin Berss, Executor and Sara B. Horwitz, Executor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith M. Turner,** 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 a certain condominium apartment, described as Unit number 157 on the Plan of Lion's Head Condominium Apartments, as of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Leah Berss, A Widow, (also known as Leah H. Berss) by deed recorded in Book 8907, page 280, said Register's Office. The said Leah Berss has since died. Under the terms of the Last Will and Testament of Leah H. Berss (filed in the Seventh Circuit Court of Davidson County, Tennessee, under Docket Number 10P976), Mel Berss (also known as Melvin Berss) and Sara B. Horwitz are names as Co-Executors and as sole heirs; the real property is designated to be treated as part of the Probate Estate. Melvin Berss and Sara B. Horwitz join in the deed, individually, for the purpose of granting any interest they may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2011 which have been prorated and assumed by Grantee; (2) Covenants and restrictions of record in Book 5340,page 70; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 5200, page 82; (6) All applicable governmental and zoning regulations; (7) Charter of Lions Head Homeowners association in Book 5342, page 2.

This is IMPROVED property known as **4487 Post Place #157, 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 our hands this the 25 day of April, 2011.

Melvin Berss, Executor

Melvin Berss, Individually

Sara B. Horwitz, Executor

Sara B. Horwitz, Individually

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mel Berss, as Executor and Individually,** 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 he executed the within instrument of the purposes therein contained, having signed individually and in his capacity as Executor of the Estate of Leah H. Berss.

Witness my hand and official seal this the 25 th day of April, 2011.

My Commission expires: 1-9-12

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Sara B. Horwitz, Executor and Individually** 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 having signed individually and in her capacity as Executor of the Estate of Leah H. Berss.

Witness my hand and official seal this the 25 th day of April, 2011.

My Commission expires: 1-9-12

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN