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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32153)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 57500.00

Affiant

Sworn and subscribed before me this 24th day of August, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:
Geoffery Dean Bell
2071 Nashboro Blvd. #2071
Nashville, TN 37217

RESPONSIBLE FOR PAYMENT OF TAXES:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle #400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
155-12-A-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah A. Best, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Geoffery Dean Bell, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2071, Nashboro Village 12 Condominiums, as of record in Plat Book 4675, page 121, said Register's office, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same premises conveyed to Deborah A. Best by deed from 2154 Trading Corporation, a New York Corporation of record in Book 5122, page 54, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Subject to Covenants, Conditions and restrictions of record in Book 4827, page 14, amended in Master Deed and By-Laws of record in Book 4827, page 30, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Deborah A. Best by Ann Kelly as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

397822 EXHIBIT REFERENCED AUG 25 10 39 AM DAVIDSON COUNTY, TN

4023 08/26 0101 03CHECK 221.75

This is improved property, known as: 2071 Nashboro Blvd. #2071, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 1992.

Deborah A. Best by Ann Kelly Atty in Fact

Deborah A. Best, By: Ann Kelly, Atty-In-Fact

State of Tennessee
County of Davidson

On this 24th day of August, 1992, before me the undersigned authority, personally appeared Ann Kelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

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 **Ann Kelly**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Deborah A. Best**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of August, 1992.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Deborah A. Best

TO: Geoffery Dean Bell

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Ann Kelly

Ann Kelly, Affiant

Sworn to and subscribed before me this

24th day of August, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
TOTAL 221.75
CHECK 221.75

08/26/92 01 10:41 0001 4023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39782

IDENTIFICATION REFERENCE

AUG 25 10 39 AM '92

DAVIDSON COUNTY, TN

No. 563754