PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36167
Dav. Co. File: Box 8

BOOK 9620PG 66

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patsy M. Cooney 36 Concord Park East Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-08A-36

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 **Beverly G. Vincent and spouse, A. Fred Vincent,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patsy M. Cooney and spouse, C. Hayes Cooney,** 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:**

LAND in Davidson County, Tennessee, being Building Site No. 36 on the plan of Sugartree, of record in Book 4675, page 141 and 142 as amended in Book 4869, page 686, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to A. Fred and Beverly G. Vincent by deed from Sugartree Properties, Inc., a Tennessee Corporation of record in Book 4996, page 963, said Register's Office. By Quitclaim Deed of record in Book 5586, page 304, said Register's Office, subject property was vested in Beverly G. Vincent.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4857, Page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

A. Fred Vincent, spouse of Beverly G. Vincent, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Beverly G. Vincent by A. Fred Vincent 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.

This is improved property, known as: 36 Concord Park East, Nashville, Tennessee

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 15th day of March, 1995.

Beverly G. Vincent

Beverly G. Vincent, By: A. Fred Vincent, Atty-In-Fact
by A. F. Vincent

A. F. Vincent

A. Fred Vincent

State of Tennessee
County of Davidson

On this 15th day of March, 1995, before me the undersigned authority, personally appeared **A. Fred Vincent**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 400000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

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 **A. Fred Vincent**, 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 **Beverly G. Vincent**, 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 15th day of March, 1995.



Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Beverly G. Vincent

TO: Patsy M. Cooney

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.

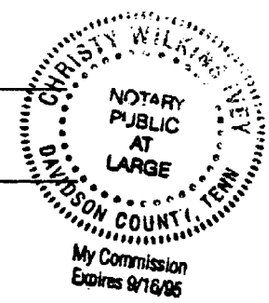
Further the Affiant Saith not.

References to the singular include the plural, when applicable.

A. Fred Vincent, Affiant

Sworn to and subscribed before me this

15th day of March, 1995.



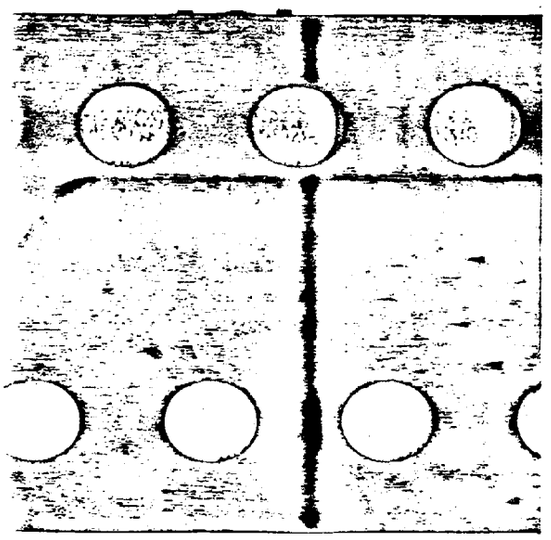
Notary Public

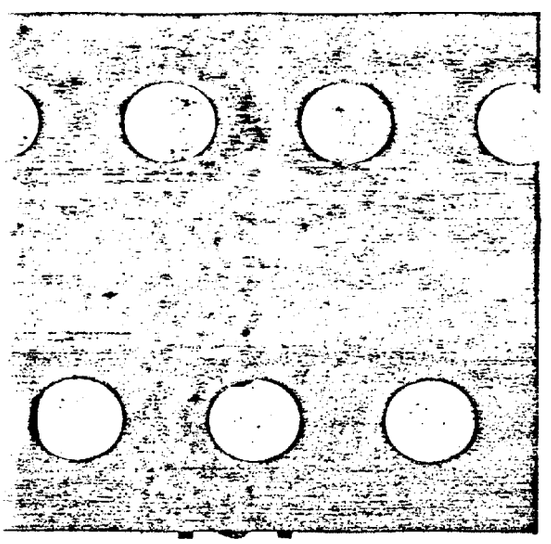
My Commission Expires:

0789 03/16 0101 03CHECK 1493.00

95 MAR 16 AM 10:03
REGISTER
DAVIDSON COUNTY, TN.

42420
IDENTIF. & REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9620 PG 69

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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	
				400000.00
			CON TX	1480.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1493.00
			CHECK	1493.00
03/16/95	01		10:04 0001	0789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42420
IDENTIF. # REFERENCE

95 MAR 16 AM 10:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890380

[redacted]