BOOK 10664 PG 59

0364262

IDENTIF. & REFERENCE

97 OCT 30 AM 10:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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: (fh) Title No: 39351
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Gerken 937 Harpeth Trace Drive Nashville, TN 37221	SunTrust Bank, Nashville, N. A. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 143-06-C-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 168,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Steven Kirkham, a married person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Gerken, unmarried,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. B-1 of Harpeth Trace, Wood Valley Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 7382, Page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to J. Steven Kirkham, a single person by deed from Gene K. Baker and spouse, Sally J. Baker, of record in Book 8990, Page 459, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

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 7382, Page 189, Book 5120, Page 208, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Lisa T. Kirkham joins in this transaction for the sole purpose of conveying any and all marital interest she may have in the subject.

This instrument is executed on behalf of Lisa T. Kirkham by J. Steven Kirkham 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: 937 Harpeth Trace Drive, 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 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 28th day of October, 1997.

Lisa T. Kirkham by J. Steven Kirkham, Atty-in-Fact

J. Steven Kirkham | **Lisa T. Kirkham by J. Steven Kirkham, Atty-in-Fact**

State of Tennessee
County of Davidson

On this 28th day of October, 1997, before me the undersigned authority, personally appeared **J. Steven Kirkham** 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.

CHRISTOPHER S. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

5522 10/30 0101 03CHECK 634.60

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 168,000.00

Affiant

Sworn and subscribed before me on the 28th day of October, 1997.

Mary Elizabeth Cameron
Notary Public

My Commission Expires: 3/24/2001

MARY ELIZABETH CAMERON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

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 **J. Steven Kirkham**, 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 **Lisa T. Kirkham**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on October 28, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: J. Steven Kirkham

TO: Michael Gerken

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.

J. Steven Kirkham, Affiant

Sworn to and subscribed before me

on October 28, 1997.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10664 PG 62

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	
	168000.00
CON TX	621.60
PRFEE	1.00
WDEED	12.00
TOTAL	634.60
CHECK	634.60

10/30/97 01 10:45 0001 5522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364262 IDENTIF. # REFERENCE

97 OCT 30 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1214757