0503131

IDENTIF. & REFERENCE

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
E-mail: wilkins.ivey@worldnet.att.net

98 OCT 23 AM 11:00

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40365
Dav. Co. File: Box 8

BOOK 11167 PAGE 369

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Ansley Higgins 2134 Fairfax Avenue #B-14 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 104-11-A-30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 43,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Schaffner, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Ansley Higgins,** 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. B-14 on the Plan of Villager West Condominium Apartments of record in Book 5210, page 174, 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 William Schaffner by deed from Martha P. Lowery, now Martha J. Palmer, of record in Book 6519, page 864, Register's Office for Davidson County, Tennessee. Lois Knight joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 174, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. : The provisions of the condominium Master Deed of record in Book 5452, page 419, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of William Schaffner by Lois Knight 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: 2134 Fairfax Avenue #B-14, Nashville, TN 37215

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 22nd day of October, 1998.

William Schaffner, By: Lois Knight, Atty-In-Fact

Lois Knight

State of Tennessee
County of Davidson

On this 22nd day of October, 1998, before me the undersigned authority, personally appeared Lois Knight , 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: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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: $ 43,900.00

Affiant

Sworn and subscribed before me on the 22nd day of October, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois Knight**, 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 **William Schaffner**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of October, 1998.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

FROM: William Schaffner

TO: Jennifer Ansley Higgins

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lois Knight, Affiant

Sworn to and subscribed before me this
22nd day of October, 1998.

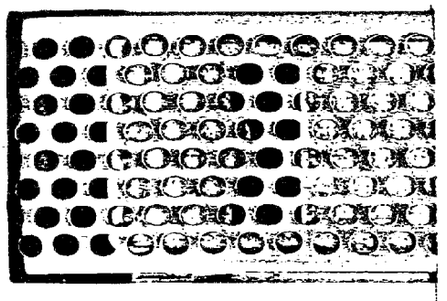
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

7006 10/23 0101 03CHECK 177.43

Widoc: PAS Exhib WD—9/01



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

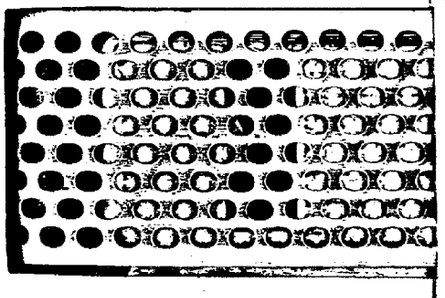
RECEIVED OF _____ BOOK 11167 PAGE 372

FOR _____

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 43900.00
				CON TX 162.43
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 177.43
				CHECK 177.43
			10/23/98 01	11:02 0001 7006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503131

IDENTIF. & REFERENCE

98 OCT 23 AM 11:0

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN

No. 1362203