0597704

IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
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W & I Ref: (sk) Title No: 40986
Dav. Co. File: Box 8

99 JUN -9 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11519 PG. 830

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah Leah Cohen 527 Doral Country Drive Nashville, TN 37221	Countrywide Home Loans 718 Thompson Lane Suite 114 Nasvhille, TN 37204

TAX MAP-PARCEL NUMBERS: 142-6-D-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 113,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Ellis, now known as Patricia A. Dixon, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Leah Cohen,** 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. 41-B of Section Seven, Doral Country Villa Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 223, 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 Patricia A. Ellis, by deed from Eddie Redmon, Trustee of record in Book 5559, page 455, Register's Office for Davidson County, Tennessee.

Ths said Patricia A. Ellis has since been married and is now known as Patricia A. Dixon. The Grantor covenants that she and her husband are residents of the State of Nevada and have never occupied the property as a marital residence.

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 5200, Page 223, 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 5532, page 727 and amended in Book 5623, page 252, 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 Patricia A. Dixon by Joe A. Collier 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: 527 Doral Country 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 8th day of June, 1999.

Patricia A. Dixon, by: Joe A. Collier Atty-in-Fact

Patricia A. Dixon, By: Joe A. Collier, Atty-In-Fact

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: $ 113,000.00

Affiant

Sworn and subscribed before me on the 8th day of June, 1999.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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 **Joe A. Collier**, 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 **Patricia A. Dixon**, 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 8th day of June, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JAMES IVEY

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Patricia A. Dixon

TO: Deborah Leah Cohen

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.

Joe A. Collier, Affiant

Sworn to and subscribed before me this
8th day of June, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JAMES IVEY

My Commission Expires 9/18/99

7442 06/09 0101 03CHECK 433.10

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11519 PG. 833

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0597704

IDENTIFICATION REFERENCE

99 JUN -9 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	113000.00
CON TX	418.10
PRFEE	1.00
MAMT	12.00
ERR CO	
MAMT	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	433.10
CHECK	433.10

06/09/99 01 13:45 0001 7442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471910