BOOK 11622 PAGE 747

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REGISTER
DAVIDSON COUNTY, TN

0625309

RECEIVED & RECORDED

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@home.com

W & I Ref: (sk) Title No: 40620
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dana L. Wolfe 810 Bellevue Road, #173 Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142-6-A-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 71,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer G. Card and spouse, Brent L. Card,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana L. Wolfe,** 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 Building No. 20, Unit No. 173 and Garage No. 173 G of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128-130, 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 Jennifer G. Card and spouse, Brent L. Card by deed from Joseph H. Gilmore, Jr., unmarried of record in Book 10552, page 592, 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.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 4675, page 128-130, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, to which plan reference is hereby made for a more complete description thereof; The Provisions of the Master Deed and By-Laws contained in an instrument of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5259, page 5, Book 6535, page 723, Book 5086, page 80, Book 6237, page 644, Book 6535, page 724, Book 6374, page 354, Book 7610, page 973, and to the matters set forth in the reference plan of record, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Jennifer G. Card and Brent L. Card by Paula Burtch 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: 810 Bellevue Road, #173 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 13th day of August, 1999.

Jennifer G. Card

Jennifer G. Card, By: Paula Burtch, Atty-In-Fact

Brent L. Card

Brent L. Card, By: Paula Burtch, Atty-In-Fact

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: $ 71,900.00

Dana R. Wolfe
Affiant

Sworn and subscribed before me on the 13th day of August, 1999.

Michael Joseph Mills
Notary Public

My Commission Expires: APRIL 28, 2002

MICHAEL JOSEPH MILLS NOTARY PUBLIC AT LARGE

Widoc: Deed Wty—12/92

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 **Paula Burtch**, 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 **Jennifer G. Card** and **Brent L. Card**, 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 13th day of August, 1999.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jennifer G. Card and Brent L. Card

TO: Dana L. Wolfe

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.

Paula Burtch, Affiant

Sworn to and subscribed before me this

13th day of August, 1999.

Notary Public

My Commission Expires:_____

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

7149 08/17 0101 03CHECK 281.03

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0625309

IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	71900.00
CON TX	266.03
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	281.03
CHECK	281.03

08/17/99 01 13:11 0001 714c

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507390