PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41606
Dav. Co. File: Box 8

Instr:200007200071759 Page: 1 OF 3
REC'D FOR REC 07/20/2000 12:35:40PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $259.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Arkovitz Martha E. Shipman 2713 Abbott Martin Rd. Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 161-01-A-039/161-01-A-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 70,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey J. Morgan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Arkovitz and spouse, Martha E. Shipman,** 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. 5322-3 together with garage No. 22 of Danbury Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "C" to the Master Deed of record in Book 6612, Page 122, 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 Audrey J. Morgan, as surviving tenant by the entirety by deed from BVT Country Place, Ltd. of record in Book 9324, Page 980, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "C" to the Master Deed of record in Plat Book 6612, Page 122, 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 thereof.: The provisions of the condominium Master Deed of record in Book 6612, Page 75, 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 Audrey J. Morgan by Steven W. Darks 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: 5322 Edmondson Pike, #3, Nashville, TN 37211

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 18th day of July, 2000.

Audrey J. Morgan, By: Steven W. Darks, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of July, 2000, before me the undersigned authority, personally appeared , 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: _____

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: $ 70,000.00

Affiant

Sworn and subscribed before me on the 18th day of July, 2000.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **Steven W. Darks**, 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 **Audrey J. Morgan**, 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 18th day of July, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
WARRANTY DEED

FROM: Audrey J. Morgan

TO: Donald Arkovitz and Martha E. Shipman

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. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 Saieth not.

Steven W. Darks, Affiant

Sworn to and subscribed before me this 18th day of July, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.