PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41939
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/25/00 15:48 3pgs
Fees:15.00 Taxes:296.00
20000925-0095009

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott M. Gunter 900 19th Ave. South #602 Nashville, TN 37212	New South FederalSavings Bank 210 Automation Way Birmingham, AL 35210-2034

TAX MAP-PARCEL NUMBERS: 92-16-B-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 80,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Haley K. Hyatt and Mary Lou Hyatt, both unmarried, as joint tenants with right of survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott M. Gunter, 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. 602 of University Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 Page 124, 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 Haley K. Hyatt and Mary Lou Hyatt, Both unmarried, as joints tenants with right of survivorship by deed from Paulette N. Wassel, married and Dorothy Wassel Kegel, unmarried of record in Book 1009, Page 469, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 124, said Register's Office, which Plan shows minimum building set back lines and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7051, Page 529 and amended in Book 7119, Page 884, 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 Haley K. Hyatt by Michael Vaden 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: 900 19th Ave. South #602, Nashville, TN 37212

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 September, 2000.

Haley K. Hyatt, By: Michael Vaden, Atty-In-Fact

Mary Lou Hyatt

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: $ 80,000.00

Affiant

Sworn and subscribed before me on the 22nd day of September, 2000.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Mary Lou Hyatt**, 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 of the same as a free act and deed.

Witness my hand and official seal on September 22, 2000.

Notary Public

My Commission Expires: _____

(Seal Required)
(If Authorized)

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

My Commission Expires MAY 30, 2004

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 **Michael Vaden**, 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 **Haley K. Hyatt**, 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 September, 2000.

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
WARRANTY DEED

FROM: Haley K. Hyatt and Mary Lou Hyatt

TO: Scott M. Gunter

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.

Michael Vaden, Affiant

Sworn to and subscribed before me this
22nd day of September, 2000.

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004