PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 11/20/00 13:21 3pgs
Fees:15.00 Taxes:432.90
20001120-0114539

W & I Ref: (sk) Title No: 42067
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cindy L. Hay 213 Pebble Brook Nashville, TN 37221	Sunshine Mtg Corp P.O. Box 9274 Marietta, GA 30065

TAX MAP-PARCEL NUMBERS: 142-08-A-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 117,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Francene A. Cucinello, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy L. Hay,** 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 Town House in Davidson County, Tennessee, being Town House No. 58 on the Plan of Phase II, Coronada Town Home Condominium of record in Book 4955, page 110, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Francine A. Cucinello, unmarried by deed from Robert P. Maurice and wife, Eileen McCann Maurice of record in Book 10940, page 347, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 110, 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; Repurchase and Option Agreement of record in Book 4904, page 622, and Counterpart to Repurchase and Option Agreement in Book 6098, page 593, said Register's Office; The provisions of the condominium Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, and Book 5306, page 241, 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 Francene A. Cucinello by Suzanne Lewter 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: 213 Pebble Brook, 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 November, 2000.

Francene A. Cucinello

Francene A. Cucinello, By:
Suzanne Lewter, Atty-In-Fact

State of Tennessee
County of Davidson

On this 13th day of November, 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

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: $ 117,000.00

Affiant

Sworn and subscribed before me on the 13th day of November, 2000.

Notary Public

My Commission Expires: _____

My Commission Expires OCT. 25, 2003

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Lewter**, 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 **Francene A. Cucinello**, 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 November, 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: Francene A. Cucinello

TO: Cindy Hay

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.

Suzanne Lewter, Affiant

Sworn to and subscribed before me this

13th day of November, 2000.

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004