PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 12/20/00 10:23 3pgs
Fees:15.00 Taxes:386.65
20001220-0124640

W & I Ref: (gj) Title No: 42063
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Michelle Sharkey 7245 Highway 70 South #206 Nashville, TN 37221	SunTrust Bank 201 Fourth Avenue N/ 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142-07-F-206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 104500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karla Grandon, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Michelle Sharkey,** 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. 206, together with the carport designated No. 206, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 825, page 929 and as shown as Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11186, page 935, and the Third Amendment to the Master Deed of record in Book 11210, page 184, said 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 Karla Grandon, an unmarried person by deed from Craighead Development, LLC of record in Book 11280, page 46, 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 8250, Page 929, as shown as Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11186, page 935, and to the Third Amendment to the Master Deed of record in Book 11280, page 46, said Register's Office, said Register's Office, to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 11127, page 361, as amended in Book 11156, page 478, Book 11186, page 935, Book 11210, page 184, 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 Karla Grandon 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: 7245 Highway 70 South #206, 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 18th day of December, 2000.

Karla Grandon

Karla Grandon, 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: $ 104500.00

Jennifer Michelle Strachan
Affiant
12/18/00

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

My Commission Expires: _____

Notary Public

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 **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 **Karla Grandon**, 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 December, 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: Karla Grandon

TO: Jennifer Michelle Sharkey

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.

Paula Burtch, Affiant

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

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004