PREPARED BY ~~(AND RETURN TO):~~

PICK-UP

WILKINS & IVEY
Attorneys At Law
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Davidson County DEEDWARR
Recvd: 03/28/01 10:14 3pgs
Fees:15.00 Taxes:898.36
20010328-0029683

W & I Ref: (gj) Title No: 42293
Dav. Co. ~~File: Box 8~~

ORT #: **SV3427044** Record and hold for: **M.G.Gaston,Jr.**

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carter E. Tharpe Joy P. Tharpe 107 Lynnbrook Court Nashville, TN 37215	Bank of America 2059 Northlake Parkway Atlanta, GA 30084

TAX MAP-PARCEL NUMBERS: 117-1-F-4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 242800.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise Dobbins Baker and Willie Mae Baker, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carter E. Tharpe and spouse, Joy P. Tharpe,** 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. 4 of Lynnbrook Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Master Deed and By Laws of record in Book 6139, page 302, 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 Louise Dobbins Baker, a widow and Willie Mae Baker, an unmarried woman, as tennants in common with right of survivorship by deed from Wirt C. McKnight executor- Estate of Elizabeth Cate McKnight, Writ Cole McKnight, Elizabeth Cate McKnight, Illig Ann Harrison McKnight Roede, Lee Armistead McKnight, Paul James McKnight, III, Mary Ann McKnight, and Margaret McKnight Karrh of record in Book 9376, page 960, 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, as set out in the Master Deed and By Laws of record in Plat Book 6139, Page 302, 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 6139, page 302, 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; Deed of Conveyance of sanitary sewer lying in Lynnbrook Court to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6154, page 548, Register's Office for Davidson County, Tennessee; Deed of Conveyance of Water Main lying in Lynnbrook Court to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6154, page 553, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Louise Dobbins Baker by Willie Mae Baker 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. **Power of Attorney of record 20010326-0028693.**

This is improved property, known as: 107 Lynnbrook Court, Nashville, TN 37215

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 27th day of March, 2001.

Louise Dobbins Baker, By: Willie Mae Baker, Atty-In-Fact

Willie Mae Baker

State of Tennessee
County of Davidson

On this 27th day of March, 2001, before me the undersigned authority, personally appeared **Willie Mae Baker**, 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.

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

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson
My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242800.00

Affiant

Sworn and subscribed before me on the 27th day of March, 2001.

Notary Public

My Commission Expires: 10-25-2003

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 **Willie Mae Baker**, 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 **Louise Dobbins Baker**, 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 27th day of March, 2001.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

FROM: Louise Dobbins Baker and Willie Mae Baker

TO: Carter E. Tharpe and Joy P. Tharpe

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.

Willie Mae Baker, Affiant

Sworn to and subscribed before me this
27th day of March, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004