PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (gj) Title No: 42306
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/16/01 11:27 3pgs
Fees:15.00 Taxes:543.90

20010516-0050682

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine J. Lasater 5903 Stonebrook Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-02-A-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Birdwell and spouse, Nancy T. Birdwell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine J. Lasater,** 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. 51 of Brentwood Villa, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 185, 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 William B. Birdwell and wife, Nancy T. Birdwell by deed from Brian W. Randolph and wife, Florence O. Randolph of record in Document No. 200007060066737, 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 6900, Page 185 and 186, 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.: The provisions of the condominium Master Deed of record in Book 6923, page 943, Book 6923, page 986, Book 7035, page 115, Book 7101, page 370, rerecorded in Book 7143, page 18, Book 7266, page 84, Book 7423, page 567, Book 7423, page 574, 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 William B. Birdwell by Nancy Birdwell 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: 5903 Stonebrook Drive, Brentwood, TN 37027

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 30th day of April, 2001.

William B Birdwell by Nancy Birdwell
William B. Birdwell, By: Nancy Birdwell, Atty-In-Fact

Nancy T. Birdwell
Nancy T. Birdwell

State of Tennessee
County of Williamson

On this 30th day of April, 2001, before me the undersigned authority, personally appeared **Nancy T. Birdwell**, 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.

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Public

State of Tennessee My Commission Expires JULY 26, 2003
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 147000.00

Affiant

Sworn and subscribed before me on the 10th day of May, 2001.

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Public

My Commission Expires JULY 26, 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 **Nancy Birdwell**, 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 **William B. Birdwell**, 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 30th day of April, 2001.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: William B. Birdwell and Nancy T. Birdwell

TO: Catherine J. Lasater

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.

Nancy Birdwell

Nancy Birdwell, Affiant

Sworn to and subscribed before me this

30th day of April 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003