PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: SK Title No: 42981

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/28/01 17:26 3pgs
Fees:18.00 Taxes:605.78
20011228-0144170

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann Rowell 1931 Capers Avenue Nashville, Tennessee 37212	America's Wholesale Lender MS SV-79 Doc Processing 1800 Tapo Canyon Simi Valley, CA 93063

TAX MAP-PARCEL NUMBERS: 104-8-F-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$163,725.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dr. Jerry E. Cohron and spouse, Mary D. Cohron**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Rowell** 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 Apartment in Davidson County, Tennessee, being Unit No. 1931, also designated as Unit 5 on the Plan of Old Town Condominiums, as set out in the Exhibit "C" to the Master Deed and ByLaws of record in Book 6625, page 890 (952) and Re-Recorded in Book 6639, page 116, Register's Office for said County to which Exhibit "C" reference is hereby made for a complete description thereof.

BEING the same property conveyed to Dr. Jerry E. Cohron and spouse, Mary D. Cohron.by Deed from Jerry S. Holland and spouse, Sonia M. Holland of record in instrument no. 200001070002561, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years.: The provisions of the condominium Master Deed of record in Book 6625, page 891, Book 6639, page 116, Book 6690 page 840, Book 6991, page 1, Book 6625, page 928, Book 6639, page 153, Book 8098, page 576, and Book 10737, page 558, 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 Dr. Jerry E. Cohron and Mary D. Cohron by Christopher T. Cohron as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1931 Capers, Nashville, Tennessee 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 20th day of November, 2001 .

Dr. Jerry E. Cohron by Christ. Cohron — Mary D. Cohron by Christ. Cohron

Dr. Jerry E. Cohron By:Christopher T. Cohron, Atty-in-Fact

Mary D. Cohron By:Christopher T. Cohron, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 20th day of November, 2001 , 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

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: $163,725.00

Amy B Flynn
Affiant

Sworn and subscribed before me this 20th day of November, 2001

April C Nichols
Notary Public

My Commission Expires: _____

APRIL C. NICHOLS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My [illegible] JUNE 25, 2003

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 , **Christopher T. Cohron** 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 **Dr. Jerry E. Cohron and Mary D. Cohron** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2001

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Dr. Jerry E. Cohron and spouse, Mary D. Cohron

TO: Ann Rowell

State of Tennessee
County of Davidson

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 is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this 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 Saith not.

Christopher T. Cohron, Affiant

Sworn to and subscribed before me this

20th day of November, 2001

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003