PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: ST Title No: 43258

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/28/02 11:40 3pgs
Fees:18.00 Taxes:480.11
20020228-0025514

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard F. DeFiore 2730 Linmar Avenue Nashville, Tennessee 37215	Mortgage Company of America 2416 21st Ave. S., Suite 202 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 104-14-D-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,760.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew E. Buerger, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard F. DeFiore** 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. 12, also known as No. 2730 of Linmar Place, III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7887, Page 558, 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 Matthew E. Buerger, unmarried by deed from Charles A. Clarke and spouse, Joan C. Clarke of record in Book 10903, Page 548, Register' s Office for said County.

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

Above described conveyance is subject to;Taxes for 2002, and subsequent years; Exhibit "C" to the Master Deed, of record in Book 7887, page 558 , said Register's Office, shows an owner's certificate to which Plan shows minimum building set back lines to which plan and record thereof are incorporated herein and made a part hereof by reference;Subject to the provisions of the condominium Master Deed of record in Book 7887, Page 558, Book 8103, Page 984, 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, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Matthew E. Buerger by Eileen Buerger 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: 2730 Linmar Avenue, Nashville, Tennessee 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 February, 2002 .

Matthew E. Buerger By Eileen Buerger

Matthew E. Buerger By:Eileen Buerger, Atty-in-Fact

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 , **Eileen Buerger** 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 **Matthew E. Buerger** , 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 27th day of February, 2002

Notary Public

My Commission Expires:_____

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

My Commission Expires 7/26/2003

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: $129,760.00

Affiant

Sworn and subscribed before me this 27th day of February, 2002

Notary Public

My Commission Expires: _____

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

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Matthew E. Buerger

TO: Richard F. DeFiore

State of Tennessee
County of Davidson

AFFIDAVIT

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.

Eileen Buerger

Eileen Buerger, Affiant

Sworn to and subscribed before me this

27th day of February, 2002

Notary Public

My Commission Expires:_____

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

My Commission
Expires 7/26/2003