PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 43269

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/14/02 15:45 3pgs
Fees:18.00 Taxes:365.93
20020314-0032605

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen A. Wilson Patricia M. Wilson Melissa B. Wilson 1350 Kensington Drive Knoxville, Tennessee 37922	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 103-08-B-410

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ginger Smith, unmarried and Larry B. Smith and wife, Ann C. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen A. Wilson and spouse, Patricia M. Wilson and Melissa B. Wilson** 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. 410, Building "C" of Parklane Condominiums, Phase IV, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Book 7646, page 264, 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 Ginger Gomoluh, married and Larry B. Smith and wife, Ann C. Smith all as joint tenants with right of survivorship, by deed from Linda Lee Banks, unmarried of record in Book 11717, page 201, Register's Office for Davidson County, Tennessee. The said Ginger Gomoluh has since divorced, and is now known as Ginger Smith.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; Exhibit "B" to the Master Deed, of record in Book 7646, Page 264, 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 7646, page 264, Book 7376, page 580, 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 Larry B. Smith and Ann C. Smith by Ginger Smith 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: 410 Sloan, Nashville, Tennessee 37209

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 13th day of March, 2002 .

Ginger Smith
Ginger Smith

Larry B Smith by Ginger Smith, Atty in fact
Larry R. Smith by: Ginger Smith, Atty-in-Fact

Ann C. Smith by Ginger Smith, Atty in fact
Ann C. Smith by: Ginger Smith, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 13th day of March, 2002, before me the undersigned authority, personally appeared Ginger Smith, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

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: $98,900.00

Affiant

Sworn and subscribed before me this 13th day of March, 2002

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary Public

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 , **Ginger Smith** 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 **Larry B. Smith and Ann C. Smith**, 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 13th day of March, 2002

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

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Ginger Smith, unmarried and Larry B. Smith and wife, Ann C. Smith

TO: Stephen A. Wilson and spouse, Patricia M. Wilson and Melissa B. Wilson

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.

Ginger Smith, Affiant

Sworn to and subscribed before me this

13th day of March, 2002

Notary Public

My Commission Expires:

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

My Commission Expires JULY 26, 2003