Box 4KB

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18828**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $82,500.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2002. Notary Public My Commission Expires: 10-1

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. ANTONIO D. ZAPATA 5510 Country Drive Nashville, Tennessee 37211	Same	MAP 162-9-A PAR 95.00CO FB 5DU55971

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM T. IRVINE AND WIFE, VIRGINIA G. IRVINE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANTONIO D. ZAPATA AND WIFE, KARA L. ZAPATA ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5510 Country Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2002.

WILLIAM T. IRVINE
BY A. KEITH SUMMAR, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
IN INSTRUMENT NO. 20020401
0038898

VIRGINIA G. IRVINE
BY A. KEITH SUMMAR, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
IN INSTRUMENT NO. 20020401
0038897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A. Keith Summar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said William T. Irvine and Virginia G. Irvine and is authorized by the said William T. Irvine and Virginia G. Irvine to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of March, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 04/01/02 09:53 3pgs
Fees:13.00 Taxes:305.25

20020401-0038899

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit T. H. No. 95 Bldg. 16 on the Plan of Hickory Valley Condominiums Phase 2 of record in Plat Book 4460, page 133, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums Phase 2, a horizontal property regime established by Master Deed of record in Book 4659, page 32, amended in Book 4937, page 429, said Register's Office.

Being the same property conveyed to William T. Irvine and wife, Virginia G. Irvine by deed from Judith H. Balthrop of record in Book 5316, page 70, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 7980, page 470; (3) Restrictions of record in Book 4659, page 32, and Book 4937, page 429; (4) Easements of record in Book 4842, page 979, Book 5606, page 663, and Book 7497, page 740; and (5) All matters appearing on the Plan of record in Plat Book 4460, page 133, said Register's Office.

AFFIDAVIT

State of Tennessee)
County of Davidson)

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 thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of the execution if said document, the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant: A. Keith Summar

Sworn and subscribed before me this ____ day of March, 2002.

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Notary Public
My commission expires:_____