PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/30/02 15:59 3pgs
Fees:18.00 Taxes:382.95
20020530-0065843

W & I Ref: GJ Title No: 43424

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly C. McIver 740 Fox Ridge Drive Brentwood, Tennessee 37027	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 160-14-C-40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy C. Lowry and spouse, Sarah Lowry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly C. McIver** 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.740of Brentwood Trace Condominiums, Section Two horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 376 and 377, 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 Timothy C. Lowry and wife, Sarah Lowry by deed from Sam F. Evans and spouse, Joy Evans of record in Document No. 20001002-0097221, 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 Plan, with Owner's Certificate, of record in Plat Book 5200, Page 376 & 377, 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 5818, page 915, Book 5818, page 925, Book 5868 page 70, 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 Timothy C. Lowry by Sarah Lowry 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: 740 Fox Ridge Drive, Brentwood,, Tennessee 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 24th day of May, 2002 .

Timothy C. Lowry by Sarah Lowry S. Lown

Timothy C. Lowry By: Sarah Lowry, Atty-in-Fact Atty-in-Fact

Sarah Lowry

State of TENNESSEE

County of WILLIAMSON

On this 24th day of May, 2002 , before me the undersigned authority, personally appeared **Sarah Lowry** , 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 WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $103,500.00

Affiant

Sworn and subscribed before me this 24th day of May, 2002

My Commission Expires: CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public

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 , **Sarah Lowry** 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 **Timothy C. Lowry** , 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 24th day of May, 2002

Notary Public

My Commission Expires:

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

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Timothy C. Lowry and spouse, Sarah Lowry

TO: Kelly C. McIver

State of Tennessee
County of Williamson

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.

Sarah Lowry, Affiant

Sworn to and subscribed before me this

24th day of May, 2002

Notary Public

My Commission Expires:

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

My Commission Expires **JULY 26, 2003**