PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: GJ Title No: 43443

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/31/02 08:43 3pgs
Fees:18.00 Taxes:388.50
20020531-0065912

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kerry C. Wilson<br><br>227 Plantation Court<br>Nashville,, Tennessee 37221 | Wells Fargo Home Mortgage, Inc.<br>4456 Corporation Lane<br>Virginia Beach, Virginia 23462 |

**TAX MAP-PARCEL NUMBERS:** 142-05-A-047

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Gaffney , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry C. 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. G-7 together with carport designated G-7-C on the Plan of River Plantation Apartments Section 2 of record in Book 4460, page 136 and 137, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Thomas J. Gaffney, a married man by deed from Grefory Allen Scott, unmarried by deed of record in Book 9152, page 886, Register's Office for Davidson County, Tennessee.

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

Taxes for 2002, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 142-05-A-047.

The Plan, with Owner's Certificate, of record in Book 4460, page 136 and 137 , said Register's Office.

Subject to the provisions of the condominium Master Deed of record in Book 4661, page 334, Book 4691, apge 906, Book 6354, page 676, Book 6436, page 389, 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 Thomas J. Gaffney by Eli Jacobs 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: 227 Plantation, Nashville,, Tennessee 37221**

**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 28th day of May, 2002 .

Thomas J. Gaffney by Eli Jacobs atty in fact

**Thomas J. Gaffney By: Eli Jacobs, Atty-in-Fact**

**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: $105,000.00

Affiant

Sworn and subscribed before me this 28th day of May, 2002

My Commission Expires:

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

My Commission Expires 7/26/2003

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 , **Eli Jacobs** 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 **Thomas J. Gaffney** , 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 28th day of May, 2002

Notary Public

My Commission Expires:

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

My Commission Expires 7/26/2003

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**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM: Thomas J. Gaffney , unmarried**

**TO: Kerry C. 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.

**Eli Jacobs, Affiant**

Sworn to and subscribed before me this

28th day of May, 2002

Notary Public

My Commission Expires:

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

My Commission Expires 7/26/2003