PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43569

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David H. Gregory Janice A. Gregory 226 Wynbrook Ct. Nashville, Tennessee 37221	Bank of America 9000 Southside Blvd. Jacksonville, Florida 32256

TAX MAP-PARCEL NUMBERS: 142-07-D-226

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/02 15:31 3pgs
Fees:18.00 Taxes:388.50
20020715-0085019

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 **John C. McClain and spouse, Frances Ann McClain**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David H. Gregory and spouse, Janice A. Gregory** 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.226 of Wynbrook Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" of record in Book 7285 page 918 as amended in Book 7507, Page 271 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 John C. McClain and wife, Frances Ann McClain by deed from Vicki W. Crowell, unmarried of record in Book 11202, Page 294, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate in Exhibit "A" to the Master Deed, of record in Plat Book 7285, Page 918 as amended in Book 7507, Page 271, 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 7285, page 918, 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; By-Laws in Book 7285, Page 959 as amended in Book 7507, Page 271.

This instrument is executed on behalf of John C. McClain and spouse, Frances Ann McClain by Lois A. Fink 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: 226 Wynbrook Court, 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 June, 2002 .

John C. McClain

John C. McClain By:Lois A. Fink, Atty-in-Fact

Frances Ann McClain

Frances Ann McClain By:Lois A. Fink, 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 , **Lois A. Fink** 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 **John C. McClain and spouse, Frances Ann McClain** , 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 June, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $105,000.00

David H. Gregory
Affiant

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

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: John C. McClain and spouse, Frances Ann McClain

TO: David H. Gregory and spouse, Janice A. Gregory

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.

Lois A. Fink

Lois A. Fink, Affiant

Sworn to and subscribed before me this

28th day of June, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004