PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 43905

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/10/02 13:59 3pgs
Fees:18.00 Taxes:566.10
20021010-0124347

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susie Penn Thiemonge 3000 Hillsboro Pike #34 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-03-A-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$153,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gabrina W. Charles, David L. Williams Sr., Eddie K. Williams and Marsha A. Watson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susie Penn Thiemonge** 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. 34 of Versailles Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 80 and amended by Surveyors Certificate of Record in Book 5171, page 173, 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 Alton T. Baird, unmarried by deed from Fred Schumann and wife, Elizabeth C. Schumann of record in Book 6712, page 578, said Register's Office. By Quitclaim Deed of record in Book 8209, page 313, a tenancy by the entirety was created in Alton T. Baird and wife, Thelma R. Baird. The said Alton T. Baird has since died. By Quitclaim Deed of record in Document No. 20020419-0048872, said Register's Office, the said Thelma R. Baird conveyed her interest in subject property to David L. Williams Sr., Eddie R. Williams, Marsha A. Watson and Gabrina W. Charles.

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

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 80 as amended by Surveyors Certificate of record in Book 5171, page 173, 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 5168, page 944, Book 5168, page 961, Book 5589 page 367, Book 5659, page 641, Book 5667, page 375, Book 7770, page 995, and Book 8434, page 719, 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 Eddie K. Williams by Gabrina W. Charles 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: 3000 Hillsboro Pike #34, Nashville,, Tennessee 37215

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 26th day of September, 2002 .

Gabrina W. Charles
Gabrina W. Charles

David L. Williams Sr.
David L. Williams Sr.

Eddie K. Williams
Eddie K. Williams by Gabrina W. Charles, Atty-in-Fact

Marsha A. Watson
Marsha A. Watson

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2002 , before me the undersigned authority, personally **appeared Gabrina W. Charles, David L. Williams, Sr. and Marsha A. Watson** , 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: _____

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

Notary

My Commission Expires MAY 30, 2004

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: $153,000.00

Affiant

Sworn and subscribed before me this 26th day of September, 2002

Notary Public

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

Wldoc: Deed Wty—12/92

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 , **Gabrina W. Charles** 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 **Eddie K. Williams** , 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 26th day of September, 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: Gabrina W. Charles and David L. Williams Sr. and Eddie K. Williams and Marsha A. Watson

TO: Susie Penn Thiemonge

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.

Gabrina W Charles

Gabrina W. Charles, Affiant

Sworn to and subscribed before me this
26th day of September, 2002

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004