PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: GJ Title No: 44206

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristin Clark John Clark 429 Plantation Court Nashville, Tennessee 37221	Irwin Mortgage Company 400 Interstate Parkway, Suite 580 Atlanta, Georgia 30339

TAX MAP-PARCEL NUMBERS: 142-F-A-98.00 142-05-0-A 098.00 CO

Davidson County DEEDWARR
Recvd: 01/31/03 12:04 3pgs
Fees:18.00 Taxes:506.90
20030131-0013643

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$137,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mildred C. Brown, married,, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristin Clark and spouse, John Clark** 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.4-Q and carport 4-Q-C on the Plan of River Plantation, Sec. 2a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4460 page 136 and 137 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 Mildred C. Brown by deed from Edward J. Hines and spouse, Margaret N. Hines of record in Book 8659, page 744, Register's Office for Davidson County, Tennessee.

Andrew P. Belz spouse of Mildred C. Brown joins in this conveyance for the purpose of conveying and all martial interest in subject property.

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 4460, Page 136 and 137, 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 4661, page 374 and amended in Book 4691, page 906, 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 ofMildred C. Brown and Andrew P. Belz by Sadie Thompson 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: 429 Plantation 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 29th day of January, 2003 .

Mildred C. Brown
Mildred C. Brown
By Sadie Thompson
Atty in Fact

Andrew P. Belz
Andrew P. Belz
By Sadie Thompson
Atty in Fact

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: $137,000.00

Kristin Clark
Affiant

Sworn and subscribed before me this 29th day of January, 2003

My Commission Expires:

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 , **Sadie Thompson** 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 Mildred C. Brown and Andrew P. Belz , 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 29th day of January, 2003

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

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"

To
Warranty Deed

FROM: Mildred C. Brown and spouse, Andrew P. Belz

TO: Kristin Clark and spouse, John Clark

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.

Sadie Thompson, Affiant

Sworn to and subscribed before me this

29th day of January, 2003

Notary Public

My Commission Expires:

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

My Commission Expires JULY 26, 2003