PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 44264

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/26/03 15:00 3pgs
Fees:18.00 Taxes:480.63
20030226-0025801

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Bowman Susan Bowman 6560 Brownlee Drive Nashville, TN 37205	America's Wholesale Lender P.O. Box 10212 Van Nuys, California 91410

TAX MAP-PARCEL NUMBERS: 142-08-A-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elaine Hicks Sullivan, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Bowman and spouse, Susan Bowman** 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 Townhouse No. 51 of Phase II, Coronada Town home Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4955 page 110 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 Michael T. Sullivan by deed from Thomas R. Panquin and wife, Melanie E. Paquin of record in Doc. No. 20010614-006262691, said Register's Office. By Quitclaim Deed of record in Document No. 20030128-0011707, said Register's Office, Michael T. Sullivan conveyed subject property to Elaine Hicks Sullivan.

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 4955, Page 110, 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 4901, page 679, Book 5202, page 329, Book 5306 page 241, 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 Elaine Hicks Sullivan by Teresa Leigh Deep as Attorney in Fact pursuant to a Power of Attorney being recorded in instrument no. 20030218-0020925 . 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: 217 Pebble Brook, 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 21st day of February, 2003 .

Elaine Hicks Sullivan

Elaine Hicks Sullivan By:Teresa Leigh Deep, 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: $129,900.00

Susan Bowman
Affiant

Sworn and subscribed before me this 21st day of February, 2003

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

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 , **Teresa Leigh Deep** 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 **Elaine Hicks Sullivan** , 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 21st day of February, 2003

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: Elaine Hicks Sullivan

TO: David Bowman and spouse, Susan Bowman

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.

Teresa Leigh Deep, Affiant

Sworn to and subscribed before me this
21st day of February, 2003

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004