This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Johnny R. Williams
1341 Quail Valley Road
Nashville, TN 37214

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 108-12-0-A; Parcel Number 13.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JOHN C. WYNN, unmarried,** have bargained and sold and do hereby transfer and convey unto **JOHNNY R. WILLIAMS, unmarried**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 13 of Lot No. 46 on the plan of condominium site of Phase Seven, Lots 29-52 & 80, Section Four, Quail Valley, of record in Book 5200, page 521, 522, and 523, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to John C. Wynn by deed from Alex Bonner, of record in Book 8776, page 774, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 521, 522, and 523, to restrictive covenants of record in Book 5857, page 372, Book 6003, page 212, and Book 6903, page 123, Homeowner's Association Charter of record in Book 6371, page 105, and Book 7872, page 35, and Master Deed of record in Book 5903, page 149, Book 6903, page 123, and Book 9082, page 873 all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1341 Quail Valley Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/07/03 09:06 3pgs
Fees:18.00 Taxes:250.87
20030307-0030199

WITNESS MY HAND AND SIGNATURE on this the 27th day of February, 2003.

John C. Wynn -by
Hilda Boyd, Atty-in-Fact

JOHN C. WYNN
BY: Hilda Boyd, Atty-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named **Hilda Boyd**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of **John C. Wynn**, and acknowledged that she executed the same as the free act and deed of the said **John C. Wynn**, and for the purposes therein contained, by virtue of Power of Attorney executed by **John C. Wynn**, being recorded simultaneously herewith in Instrument 20030307-0030198 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 27th day of February, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$67,803.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of February, 2003.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

EXHIBIT "A"

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power of attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had not knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death.

Further the Affiant Saith not.

Hilda Boyd
HILDA BOYD

Sworn to and subscribed before me this 27th day of February, 2003

My Commission expires: 8-20-06

Notary Public

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES:
AUGUST 20, 2006