39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/30/03 09:00 3pgs
Fees:18.00 Taxes:691.90
20030630-0089738

W & I Ref: ST Title No: 44611

Dav. Co. File: ~~Book~~ 39-B

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam Andrew Mason 358 Elmington Avenue Nashville, Tennessee 37205	New South Federal 210 Automation Way Birmingham, AL 35210

TAX MAP-PARCEL NUMBERS: 104-10-C-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thanh C. Duong and wife, Loan C. Duong**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Andrew Mason** 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.H-35 of Elmington Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4660 page 60 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 Thanh C. Duong and wife, Loan C. Duong by deed from Irma S. O'Connell Woodroof (formerly Irma S. O'Connell) and husband, Wheeler Woodroff of record in Book 9754, Page 711, Register's Office for Davidson County, Tennessee.

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 4660, Page 60, 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 4486, page 547, amended in Book 4963, Page 265, 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 Thanh C. Duong by Loan C. Duong 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: 358 Elmington Avenue, Unit #35, Nashville, Tennessee 37205

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 23rd day of June, 2003 .

Thanh C. Duong by Loan C. Duong
Attorney-In-Fact

Thanh C. Duong By:Loan C. Duong, Atty-in-Fact

Loan C. Duong

State of TENNESSEE
County of DAVIDSON

On this 23rd day of June, 2003 , before me the undersigned authority, personally appeared **Loan C. Duong** , 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: CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

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: $187,000.00

Affiant

Sworn and subscribed before me this 23rd day of June, 2003

My Commission Expires: 3/25/04

Notary Public AT LARGE DAVIDSON

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 , **Loan C. Duong** 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 **Thanh C. Duong** , 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 23rd day of June, 2003

Notary Public

My Commission Expires:

My Commission Expires 7/26/2003

EXHIBIT "A"
To
Warranty Deed

FROM: Thanh C. Duong and Loan C. Duong

TO: Adam Andrew Mason

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.

Loan C. Duong, Affiant

Sworn to and subscribed before me this

23rd day of June, 2003

Notary Public

My Commission Expires:

My Commission Expires 7/26/2003