Box 13
#6489

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: DM Title No: 45060

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/10/03 13:35 3pgs
Fees:18.00 Taxes:425.50
20031010-0150853

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bonnie J. Garver 829 Bellevue Road Nashville, Tennessee 37221	Owner

TAX MAP-PARCEL NUMBERS: 142-06-C-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Miera R. Kirsch , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bonnie J. Garver ǂ, unmarried** 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: ǂ Bonnie J. Garver being one and the same as Bonnie Garver.

A Condominium Apartment in Davidson County, Tennessee, beint Unit 11-A of Doral Country Villa, Section 6 a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in book 5200, page 32 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 Miera K. Short, unmarried by deed from Ronald Edward Richardson and spouse, Deborah L. Richardson, of record in Book 10467, page 251, SKO. By Quit Claim Deed of record in Book 11571, page 718 Register's Office for said County, Miera K. Short conveyed subject property to Miera R. Kirsch.

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 5200, Page 32, 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 5011, page 395, Book 5260, page 767, Book 5260 page 769, Book 5260, page 817, 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.

Spouse if any of Miera R. Kirsch must join in the proposed conveyance.

This instrument is executed on behalf of Miera R. Kirsch by Barbara Barton 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: 829 Bellevue, 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 11th day of September, 2003 .

Miera R Kirsch by Barbara Barton, POA

Miera R. Kirsch By:Barbara Barton, 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: $115,000.00

Margarita Gadd
Affiant

Sworn and subscribed before me this 11th day of September, 2003

Beth Triplett
Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

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 , **Barbara Barton** 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 **Miera R. Kirsch** , 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 11th day of September, 2003

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 29, 2005

EXHIBIT "A"

To

Warranty Deed

FROM: Miera R. Kirsch , unmarried

TO: Bonnie J. Garver , unmarried

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Barbara Barton, Affiant

Sworn to and subscribed before me this

11th day of September, 2003

Notary Public

My Commission Expires:_____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005