Davidson County DEEDWARR
Recvd: 05/11/04 11:11 3 pgs
Fees:18.00 Taxes:432.90

20040511-0053748

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45541

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Janet M. Sullivan 859 Todd Preis Drive #100 Nashville, Tennessee 37221	Columbia National, Inc. 7142 Columbia Gateway Drive Columbia, MD 21046

TAX MAP-PARCEL NUMBERS: 142-09-A-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$117,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Currin Kozak and Rae Mifflin Bryan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janet M. Sullivan** 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.100 of Section 1, Doral Country Villa horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860 page 96 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 Currin Kozak and Rae Mifflin Bryan by deed from Gilbert Lee Chilton and spouse, Sue T. Chilton of record in Doc. No. 20021211-0153257, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 96, 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 5015, page 25, Book 5124 page 163, 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 Rae Mifflin Bryan by Currin Kozak 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: 859 Todd Preis #100, 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 7th day of May, 2004 .

Currin Kozak
Currin Kozak

Rae Mifflin Bryan by Currin Kozak
Rae Mifflin Bryan By: Currin Kozak, Atty-in-Fact POA

State of TENNESSEE
County of WILLIAMSON

On this 7th day of May, 2004, before me the undersigned authority, personally appeared **Currin Kozak** , 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: _____

GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires MAY 29, 2005

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $117,000.00

Tammy Hardcastle
Affiant

Sworn and subscribed before me this 7th day of May, 2004

My Commission Expires: _____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

Wldoc: Deed Wty—12/92

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 , **Currin Kozak** 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 **Rae Mifflin Bryan** , 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 7th day of May, 2004

Notary Public

My Commission Expires:_____

GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

EXHIBIT "A"
To
Warranty Deed

FROM: Currin Kozak and Rae Mifflin Bryan

TO: Janet M. Sullivan

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.

Currin Kozak, Affiant

Sworn to and subscribed before me this
7th day of May, 2004

Notary Public

My Commission Expires:_____

GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005