2nd
Box 64

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/24/04 15:17 3pgs
Fees:18.00 Taxes:320.05
20040624-0075383

W & I Ref: Title No: 45617

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Parker 510 Basswood Drive #5 Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 090-11-B-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$86,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy J. Rouillier, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Parker** 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.5 of River Breeze Garden Townhomes horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20030207-0017550, 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 part of the same property conveyed to Peggy J. Rouillier by deed from RBL Associates LLC, a Tennessee limited liability company by Quitclaim Deed of record in Doc. No. 20031216-0179721, 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 Master Deed and By-Laws as Exhibit "B" in Doc. No. 20030207-0017550, 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.: Easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5269, page 72, said Register's Office; The provisions of the condominium Master Deed of record in Doc. No. 20030207-0017550, amended in Doc. No. 20030618-0084385, 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. By Quitclaim Deed of record in Doc. No. 20030207-0017551, said Register's Office, RBL Associates conveyed all interest in the common elements to River Breeze Garden Townhomes Homeowners Association, Inc.

This instrument is executed on behalf of Peggy J. Rouillier by Paula J. Burtch 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: 510 Basswood Drive # 5, Nashville, Tennessee 37209

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 8th day of June, 2004 .

Peggy J Rouillier by Paula J Burtch

Peggy J. Rouillier By: Paula J. Burtch, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $86,500.00

Affiant

Sworn and subscribed before me this 8th day of June, 2004

Notary Public

My Commission Expires: 2-7-07

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 , **Paula J. Burtch** 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 **Peggy J. Rouillier** , 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 8th day of June, 2004

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005

EXHIBIT "A"
To
Warranty Deed

FROM: Peggy J. Rouillier,married

TO: William Parker

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.

Paula J. Burtch, Affiant

Sworn to and subscribed before me this

8th day of June, 2004

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005