PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 45665

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/21/04 11:01 3pgs
Fees:18.00 Taxes:647.50
20040721-0087087

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William F. Baskerville Judith R. Baskerville 1326 Hilltop Rd. Charlottesville, VA 22903	same

TAX MAP-PARCEL NUMBERS: 116-03-B-100

WARRANTY DEED

FOR A ND I N C ONSIDERATION o f the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Addie M. Blaydes, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William F. Baskerville and spouse, Judith R. Baskerville** 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 Royal Oaks Condominiums 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 45, Register's Office of 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 in title to the land hereinafter described is vested in Addie M. Blaydes and Keith E. Blaydes as joint tenants with rights of survivorship by deed from Helen M. Danley, unmarried of record in Doc. No. 20001211-0121832, Register's Office for Davidson County, Tennessee. Keith E. Blades has since conveyed all of his interest in subject property to Addie M. Blaydes by Quitclaim Deed recorded in Doc No. 20040721-0087086, Register's Office for Davidson County, Tennessee.

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

Taxes for 2004, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 116-03-B-100.

The Plan, with Owner's Certificate, of record in Book 5200, page 45 , said Register's Office, which Plan shows minimum building set back line and easement to which Plan and record are incorporated herein and made a part hereof reference thereto.

Subject to the provisions of the condominium Master Deed of record in Book 5282, Page 972, Book 5282, Page 992, 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, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Addie M. Blaydes by Keith Blaydes 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. Keith Blaydes is one in the same as Keith Edward Blaydes.
This is improved property, known as: 4505 Harding Pike, 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 30th day of June, 2004 .

Addie M Blaydes by Keith Blaydes Atty-in-Fact

Addie M. Blaydes By: Keith Blaydes, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2004 , before me the undersigned authority, personally appeared **Keith Blaydes** , 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: _____

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: $175,000.00

Keith Blaydes
Affiant

Sworn and subscribed before me this 30th day of June, 2004

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

Wldoc: Deed Wty—12/92

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 Keith Blaydes, 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 **Addie M. Blaydes** , 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 30th day of June, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Addie M. Blaydes

TO: William F. Baskerville and spouse, Judith R. Baskerville

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.

, Affiant

Sworn to and subscribed before me this

30th day of June, 2004

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007