PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 45892

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/20/04 12:39 3pgs
Fees:18.00 Taxes:225.70
20040920-0112785

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randall P. Kozak Currin Kozak 2422 McIntrye Court Franklin, TN 37069	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 129-15-A-135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$61,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julia E. Martin**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall P. Kozak and spouse Currin Kozak** 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-135 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A-2" to the Master Deed of record in Book 7091, Page 302 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 Julia E. Martin by deed from James J. Lyman and wife, Maybeth Lyman of record in Book 11550, Page 329, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A-2" to the Master Deed in Plat Book 7091, Page 302, 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 7091, page 302, 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; current tenant.

This instrument is executed on behalf of Julia E. Martin by Cynthia M. Hofstetter 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: 21 Vaughns Gap, 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 17th day of September, 2004 .

Julia E. Martin By Cynthia M. Hofstetter

Julia E. Martin By: Cynthia M. Hofstetter, Atty-in-Fact.
Atty-in-Fact

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 , **Cynthia M. Hofstetter** 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 **Julia E. Martin** , 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 17th day of September, 2004

Margo Polzin
Notary Public

My Commission Expires: 3/25/08

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $61,000.00

Affiant

Sworn and subscribed before me this 17th day of September, 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Julia E. Martin

TO: Randall P. Kozak and Currin Kozak

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.

Cynthia M. Hofstetter

Cynthia M. Hofstetter, Affiant

Sworn to and subscribed before me this

17th day of September, 2004

Gregory Polzin

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.