PLEASE RECORD AND RETURN TO:
Southern Title Services
4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, TN 37076
File No. 250701768

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*

Davidson County DEEDWARR
Recvd: 08/01/05 12:16 3 pgs
Fees:18.00 Taxes:758.50
20050801-0089587

W & I Ref: Title No: 46546

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John W. Allen 941 Harpeth Trace Nashville, Tennessee 37221	Owner

TAX MAP-PARCEL NUMBERS: 143-06-C-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew B. Thomson and wife, Joanna R. Thomson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Allen, an unmarried man,** 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. 3A of Wood Valley Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as show on Exhibit "B" to the Master Deed of record in Book 7382, Page 189, 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 Andrew B. Thomson and wife, Joanna R. Thomson by deed from Kenneth J. Robold, Jr., an unmarried man of record in Document No. 20010403-0032099 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 of record in Exhibit "B" to the Master Deed of record in Book 7382, Page 189, said Register's Office, which Plan shows an owner's certificate, 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 7382, page 189, 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 Andrew B. Thomson and wife, Joanna R. Thomson by Melinda Rodriguez as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith and recorded in Document No. 20050801-0089586, Register's Office for Davidson County, Tennessee. 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: 941 Harpeth Trace, 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 28th day of July, 2005.

Andrew B. Thomson by Melinda Rodriguez, a.i.f.
Andrew B. Thomson By:Melinda Rodriguez, Atty-in-Fact

Joanna R. Thomson by Melinda Rodriguez a.i.f.
Joanna R. Thomson By:Melinda Rodriguez, Atty-in-Fact

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, **Melinda Rodriguez** 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 **Andrew B. Thomson and wife, Joanna R. Thomson**, 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 28th day of July, 2005

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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: $205,000.00

Affiant

Sworn and subscribed before me this 28th day of July, 2005

Notary Public

My Commission Expires: 6-22-09

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Andrew B. Thomson and wife, Joanna R. Thomson

TO: John Allen

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.

Melinda Rodriguez

Melinda Rodriguez, Affiant

Sworn to and subscribed before me this

28th day of July, 2005

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.