Re-Record to record with Power of Attorney

Davidson County DEEDWARR
Recvd: 01/06/06 13:52 2 pgs
Fees:12.00 Taxes:0.00
20060106-0002399

Davidson County DEEDWARR
Recvd: 12/13/05 08:53 2 pgs
Fees:13.00 Taxes:721.50
[redacted]
20051213-0149329

RE-RECORD

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2005.

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
H. Clifton Simmons III et ux 2304 Woodmont Boulevard Nashville, TN 37215	SAME	117-11-0-J; 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES KURZ, III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. **CLIFTON SIMMONS III and wife, JOAN P. SIMMONS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, together with Garage No. A-6, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Charles Kurz, III, by deed from Garden Partners, a Tennessee general partnership, of record as Instrument No. 20040520-0059685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Mater Deed (and the By-Laws) for The Hillmont Condominiums, of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.

2. Amendments to the Master Deed of record as Instrument No. 20050404-0036415 and Instrument No. 20050412-00538961, Register's Office for Davidson County, Tennessee.

3. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.

This is improved property known as 2025 Woodmont Boulevard, Unit 103, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of December, 2005.

Charles Kurz III

CHARLES KURZ, III

By: Sullivan F. Marsden, Atty in fact

SULLIVAN F. MARSDEN, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES KURZ, III, by and through his attorney in fact, SULLIVAN F. MARSDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: **MY COMMISSION EXPIRES: September 22, 2007**