Davidson County DEEDWARR
Recvd: 03/06/06 10:39 3 pgs
Fees:18.00 Taxes:349.65

20060306-0025471

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Suzanne E. Street	American Home Mortgage	136-03-0-CO85
3716 Colonial Heritage Dr	PO Box 100504	
Nashville TN 37217	Florence, SC 29501	

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

David A. Ivy

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suzanne E. Street, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Lot No. 18 of Heritage Village of Priest Lake Park, Section Two, of record in Book 5200, Page 106, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Twilla J. Roberts and David A. Ivy by Deed of record in Instrument No. 20001025-0105930, and thence conveyed to David A. Ivy by Deed, Quit Claim Deed dated April 23, 2001, of record in Instrument No. 20001025-0105930, Register's Office for Davidson County, Tennessee.

Sarah Ivy, spouse of David A. Ivy, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

Reference is hereby made to the Power of Attorney of David A. Ivy being recorded in Instrument No. 20060306-0025470 Register's Office for Davidson County, Tennessee.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 3716 Colonial Heritage Drive Nashville TN 37217.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 22ND DAY OF FEBRUARY, 2006.

David A. Ivy by Sarah Ivy his Atty Infact. Sarah Ivy
BY: Sarah Ivy, his Attorney in Fact

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, Sarah Ivy WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 22ND DAY OF FEBRUARY, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, SARAH IVY, IN HIS/HER CAPACITY AS ATTORNEY IN FACT WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 22ND DAY OF FEBRUARY, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

David A. Ivy

STATE OF TENNESSEE

COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 22nd day of February, 2006

Sarah Ivy

SWORN to and subscribed before me, this 22nd day of February, 2006

K.J. LOSH NOTARY PUBLIC COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

My Commission Expires: July 24, 2007