PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/24/06 10:55 3 pgs
Fees:18.00 Taxes:693.75
20060524-0060912

W & I Ref: (db) Title No: 47048

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie Hall 4505 Harding Pike, #169 Nashville, Tennessee 37205	Stephanie Hall 4505 Harding pike #169 Nashville. TN 37205

TAX MAP-PARCEL NUMBERS: 116030B16900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hiasaura Rubenstein, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Hall** 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. 169 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 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 Hiasaura Rubenstein, unmarried, by deed dated November 23, 1983 from Gerald H. Langley, unmarried, of record in Book 6183, Page 776 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 45, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan and record are incorporated herein and made a part hereof by reference thereto; The provisions of the condominium Master Deed and By-Laws of record in Book 5282, Page 972 and 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.

This instrument is executed on behalf of Hiasaura Rubenstein by Bruce D. Rogers as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith and of record in Instrument Number 20060524-0060911, **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: 4505 Harding Pike, #169, 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 28th day of April, 2006.

Hiasaura Rubenstein by
Bruce D. Rogers, attorney-in-fact

Hiasaura Rubenstein
By: Bruce D. Rogers, 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, the within named, **Bruce D. Rogers** 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 **Hiasaura Rubenstein**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2006.

Deborah H. Berrie
Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC 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: $187,500.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2006.

Deborah H Berrie
Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Hiasaura Rubenstein

TO: Stephanie Hall

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 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.

Bruce D. Rogers

Bruce D. Rogers, Affiant

Sworn to and subscribed before me this 28th day of April, 2006.

Deborah H. Bernie

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERNIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.