Box 8

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*

W & I Ref: Title No: 47928

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/28/06 08:23 3 pgs
Fees:18.00 Taxes:366.30
20060628-0076978

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frederick Bentley Conaway 510 Basswood Drive #6 Nashville, Tennessee 37209	Wells Fargo Bank, N.A. 2650 Wells Fargo Way Minneapolis, Minnesota 55408

TAX MAP-PARCEL NUMBERS: 090110B00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$99,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurence J. White and spouse, Emily S. White**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frederick Bentley Conaway** 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.6 of River Breeze Garden Townhomes horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20030618-0084385, 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 Laurence J. White and spouse, Emily S. White by deed from Peggy J. Rouillier, married of record in Doc. No. 20040109-0003871, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan as setout in the Master Deed and By Laws, with Owner's Certificate, of record in Doc. No. 20030207-0017550 and amended in Doc. No. 20030618-0084385, said Register's Office to which reference is made for a complete description: The provisions of the condominium Master Deed of record in Doc. No. 20030207-0017550, amended in Doc. No. 20030618-0084385; By Quitclaim Deed of record in Doc. No. 20030207-0017551, RBL Associates conveyed all interest in the common elements to River Breeze Garden Townhomes Homeowners Association, Inc., 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 Laurence J. White and spouse, Emily S. White by Paula Burtch 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: 510 Basswood Drive, #6, Nashville, Tennessee 37209

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 26th day of June, 2006 .

Laurence J. White By:Paula Burtch, Atty-in-Fact A.I.F

Emily S. White By:Paula Burtch, Atty-in-Fact A.I.F

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: $99,000.00

Affiant

Sworn and subscribed before me this 26th day of June, 2006

My Commission Expires: _____

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

My Commission Expires JULY 21, 2007

Notary Public

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 , **Paula Burtch** 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 **Laurence J. White and spouse, Emily S. White** , 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 26th day of June, 2006

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: Laurence J. White and spouse, Emily S. White

TO: Frederick Bentley Conaway

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.

Paula Burtch, Affiant

Sworn to and subscribed before me this

26th day of June, 2006

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007