PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 47834

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/13/06 10:11 3 pgs
Fees:18.00 Taxes:462.13
20060713-0084386

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tracy L. Brown 3405 Anderson Road Unit #119 Antioch, Tennessee 37013	Tracy L Brown 3405 Anderson Rd #119 Antioch TN 37013

TAX MAP-PARCEL NUMBERS: 136150A02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey William Parsons , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracy L. Brown** 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. 24 of Phase 1 Watercrest Townhomes horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 8250 page 888 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 Jeffrey William Parsons by deed from Pulte Homes Tennessee Limited Partnership of record in Book 11691, page 726, 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 Plat Book 8250, Page 888, said Register's Office, which Plan shows 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 10788, page 553, Book 11158, page 931, and letters of record in Book 10822, page 70 and Book 10821, page 131, 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 Jeffrey William Parsons by Jennie Clements 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: 3405 Anderson Road, Unit #119, Antioch, Tennessee 37013

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 27th day of June, 2006 .

Jeffrey William Parsons

Jeffrey William Parsons By: Jennie Clements, Atty-in-Fact

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: $124,900.00

Mary Collier

Affiant

Sworn and subscribed before me this 27th day of June, 2006

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 , **Jennie Clements** 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 **Jeffrey William Parsons** , 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 27th day of June, 2006

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

EXHIBIT "A"

To
Warranty Deed

FROM: Jeffrey William Parsons , unmarried

TO: Tracy L. Brown

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.

Jennie Clements
Jennie Clements, Affiant

Sworn to and subscribed before me this

27th day of June, 2006

Deborah Gail Johnson
Notary Public

My Commission Expires:_____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009