PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 48195

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/19/06 13:10 3 pgs
Fees:18.00 Taxes:425.50
20060919-0115964

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
LaVerne S. Daniels Trustee of the LaVerne S. Daniels Living Trust 6666 Brookmont Terrace #302 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129140A02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beulah Naomi Roberts , unmarried and Virginia Cma Travis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **LaVerne S. Daniels Trustee of the LaVerne S. Daniels Living Trust** 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. 302 of Wessex Towers Condominium 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, pages 142 and 143 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 Wade Travis and wife, Marian Marvine Travis by deed from Central Tennessee Investment Company, Inc., of record in Book 5416, page 220, said Register's Office. By Quitclaim Deed of record in Book 6277, page 32, said Register's Office, subject property was conveyed to the Wade and Marvine Travis Trust. By Quitclaim Deed of record in Book 9994, page 847 Register's Office for said County, subject property was conveyed to Wade Travis and wife, Virginia Cma Travis. By Quitclaim Deed of record in Book 9994, page 850, said Register's Office, subject property was conveyed to Beulah Naomi Roberts, a life estate, with the remainder interest in said property to the University of Tennessee in Knoxville. The said Wade Travis has since died. Virginia Cma Travis joins to convey any interest she might retain in said property. The University of Tennessee has executed a Quitclaim Deed conveying its interest in the property, which deed is being recorded on even date herewith. in Instrument No. 20060919-0115963 , 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 5200, Pages 142 and 143, 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 5416, page 634, Book 5599, page 39, Doc. No. 20011127-0129399, 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 Virginia Cma Travis by as Attorney in Fact pursuant to a Power of Attorney of record in Book 10314, page 958-961, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6666 Brookmont, 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 31st day of August, 2006 .

Beulah Naomi Roberts
Beulah Naomi Roberts

Virginia Cma Travis by Richard F. Warren, atty in fact
Virginia Cma Travis by Richard F. Warren, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 31st day of August, 2006 , before me the undersigned authority, personally appeared **Beulah Naomi Roberts**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
Notary

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: $115,000.00

_____
Affiant

Sworn and subscribed before me this 31st day of August, 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 Richard F. Warren, 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 Virginia Cma Travis , 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 31st day of August, 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: Beulah Naomi Roberts , unmarried and Virginia Cma Travis, unmarried

TO: LaVerne S. Daniels Trustee of the LaVerne S. Daniels Living Trust

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.

, Affiant

Sworn to and subscribed before me this 31st day of August, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires **JULY 21, 2007**