PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 01/16/07 15:07 4 pgs
Fees:23.00 Taxes:560.55
20070116-0006389

W & I Ref: Title No: 48372

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rudick Murphy II 6952 Highway 70 S #120 Nashville, Tennessee 37221	Webster Bank - 609 W Johnson Ave Cheshire, CT 06410-4502

TAX MAP-PARCEL NUMBERS: 143010CO2000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$151,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey David Gouline, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rudick Murphy II** 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. 120 of West Port Landing Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Doc. No. 20040310-0027295 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 David Gouline, a single man by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Doc. No. 20050601-0061776 Register's Office for said County.

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

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20040310-0027295, 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 Doc. No. 20031031-0160421, 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 David Gouline by Jacquie Jenkins 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: 6952 Highway 70 S # 120, Nashville, Tennessee 37221

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 15th day of December, 2006 .

Jeffrey David Gouline by Jacquie Jenkins, Atty-In-Fact

Jeffrey David Gouline By:Jacquie Jenkins, Atty-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 , **Jacquie Jenkins** 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 David Gouline** , 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 15th day of December, 2006

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

Notary Public

My Commission Expires:_____

State of TENNESSEE

County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $151,500.00

Affiant

Sworn and subscribed before me this 15th day of December, 2006

Notary Public

My Commission Expires: 5/24/08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Jeffrey David Gouline

TO: Rudick Murphy II

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Jacquie Jenkins, Affiant

Sworn to and subscribed before me this 15th day of December, 2006

Notary Public

My Commission Expires:_____

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

My Commission Expires JULY 21, 2007

PREPARED BY:
Wilkins and Ivey, Attorneys
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax 292-8746
E-mail: cwivey@wilkinsandivey.com

Exhibit

LIMITED POWER OF ATTORNEY
TO SELL REAL PROPERTY

Know all by these presents that I, **Jeff Gouline**, of Baltimore, Maryland, have made, constituted and appointed, and by these presents do make, constitute and appoint **Jacquie Jenkins** of Nashville, Tennessee, as my true and lawful attorney, for me and in my name, to sell and close the sale of the following described property:

6952 Highway 70 South, Unit 120
Nashville, Tennessee 37221

A more complete legal description may be added hereto to supplement the designation of property shown.

In the exercise of the powers granted hereby, my said attorney-in-fact is hereby authorized to execute all documents in connection therewith, including the contract of sale and the deed of conveyance, as fully, largely and amply, to all intents and purposes, as I myself might or could do if acting personally, and to receive for my benefit the proceeds of the sale, if any.

The form of use of my name and the name of the designated attorney-in-fact may be varied in the exercise of the powers granted, and such variations shall not in any way impair the validity of documents executed within the scope of this authority.

If there are blank or incomplete items in this document, I grant to my named Attorney full discretionary authority to complete such blanks, and I ratify such completion(s).

This power of attorney shall be deemed to be a durable Power of Attorney as defined by the Uniform Durable Power of Attorney Act (*Tennessee Code Annotated, Sec. 34-6-101, et seq.*), and shall not be affected by the subsequent disability or incapacity of the undersigned.

I ratify and confirm all acts done by my attorney-in-fact under this durable power of attorney. All third parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

This power of attorney shall remain in effect until a revocation hereof shall have been recorded in the Register's Office for the County where the designated property is located, or until the matters authorized hereby have been fully performed, whichever shall first occur.

IN WITNESS WHEREOF, I have set my hand on June 26, 2006.

Jeff Gouline
Social Security No. [redacted]-3986

State Of Maryland
County Of Baltimore City

On June 26, 2006, personally appeared before me, a Notary Public in and for said County and State, the within named **Jeff Gouline**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: DIANN M. BRASWELL NOTARY PUBLIC, STATE OF MARYLAND CITY OF BALTIMORE COMMISSION EXPIRES APRIL 1, 2010