WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/07 09:44 2 pgs
Fees:13.00 Taxes:432.90
20070312-0029813

State of Tennessee)
County of Davidson)

07-02-028

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of March, 2007

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAROL WILKER (NAME)	Same (NAME)	117-15-A
1730 Glen Echo Rd. (ADDRESS)	(NAME) (ADDRESS)	107.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAURETTA S. BAX, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL WILKER, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. PARCEL NO. 107, UNIT D-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James J. Bax and wife, Lauretta S. Bax by Deed from Ervin M. Entrekin, Trustee, of record in Book 5347, Page 452, Register's Office for Davidson County, Tennessee, dated September 28, 1978, The said James J. Bax is deceased and title having vested in Lauretta S. Bax as surviving tenant by the entirety.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of GREEN HILLS TERRACE, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **LAURETTA S. BAX** pursuant to a Durable Power of Attorney executed by same on the 25 day of OCTOBER 2005, and being filed for record in Instrument No. 20070312-0029812, and being recorded simultaneously herewith.

BEING unimproved
Improved property known as: 1900 Richard Jones Road # D-3, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 8th day of March, 2007

LAURETTA S. BAX
Lauretta S Bax
by Patricia R Brown

BY: PATRICIA R. BROWN
AS ATTORNEY-IN-FACT as Attorney-in-Fact

STATE OF California
COUNTY OF Riverside

On this 8th day of March, 2007, before me personally appeared PATRICIA R. BROWN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of LAURETTA S. BAX, and acknowledged that she executed the same as the free act and deed of the said LAURETTA S. BAX.

Witness my hand and official seal at Cathedral City CA, this 8th day of March, 2007.

My Commission Expires: 08-15-09

Diana M. Sellin
Notary Public

DIANA M. SELLIN
COMM. #1595965
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires AUG. 15, 2009