PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/30/07 13:35 3 pgs
Fees:18.00 Taxes:277.50
20070530-0064139

W & I Ref: Title No: 48685

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Virginia L. Dozier-Dolan 4000 Anderson Road, #83 Nashville, Tennessee 37217	Taylor, Bean & Whitaker Mortgage Corporation 1417 North Magnolia Avenue Ocala, Florida 34475

TAX MAP-PARCEL NUMBERS: 136030A08300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip H. Miller, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia L. Dozier-Dolan** 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 Townhouse 83, Building No.9of Priest Lake Park Condominium Townhomes, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460 page 88 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 Mary Rolando by deed from Michael Eugene Keown and wife, Corliss B. Keown of record in Book 5339, page 785, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 2, 2004 and filed of record on September 16, 2004 in Doc. No. 20040916-0111599, said Register's Office. Mary Rolando conveyed her interest in subject property to Phillip H. Miller.

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 Plat Book 4460, Page 88, 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 4651, page 412, Book 4943, page 692, Book 5083 page 417, Book 5189, page 671, Book 7679, page 173, Book 8115, page 838, Book 8115, page 849, Book 9089, page 765, Book 9507, page 606, Doc. No. 20060228-0022872, Doc. No. 20050621-0071262, Doc. No. 20011025-0116633, Book 9927, page 75, By Laws in Doc. No. 20050817-0097909, 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 Phillip H. Miller by E. David Jarrett pursuant to a Power of Attorney executed by her/him/them on the 24th day of May, 2007, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. 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: 4000 Anderson Road, #83, Nashville, Tennessee 37217

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.

20070530-0064138

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 29th day of May, 2007 .

Phillip H. Miller by
E. David Jarrett his attyin fact

Phillip H. Miller By: E. David Jarrett, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $75,000.00

Affiant

Sworn and subscribed before me this 29th day of May, 2007

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **E. David Jarrett** 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 **Phillip H. Miller** , 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 29th day of May, 2007

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: Phillip H. Miller

TO: Virginia L. Dozier-Dolan

State of Tennessee
County of Williamson

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.

E. David Jarrett, Affiant

Sworn to and subscribed before me this

29th day of May, 2007

Notary Public

My Commission Expires:

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