PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:dm Title No: 48669

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/06/07 10:40 3 pgs
Fees:18.00 Taxes:3422.50
20070606-0067644

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jan Grisham Crowe 3824 Woodlawn Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116040E00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy C. Sadler, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jan Grisham Crowe** 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. 3 of New Court at Woodlawn a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20050311-0027387 amended in Doc. No. 20050428-0047508, 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 Dorothy C. Sadler by deed from Alldredge Kirby Development, LLC, a Tennessee limited liability company of record in Doc. No. 20050916-0111699, Register's Office for Davidson County, Tennessee.

Phillip E. Sadler joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, Exhibit "B" to the Master Deed with Owner's Certificate, of record in Doc. No. 20050311-0027387 amended in Doc. No. 20050428-0047508 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 Doc. No. 20050311-0027387 amended in Doc. No. 20050428-0047508 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 Dorothy C. Sadler and Phillip E. Sadler by Matthew Scott Tallman pursuant to a Power of Attorney executed by them on the 31st day of May, 2007, of record in Instrument No. 20070606-0067643, 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: 3824 Woodlawn Dr., Nashville, Tennessee 37215

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 5th day of June, 2007 .

Dorothy C. Sadler By:Matthew Scott Tallman, Atty-in-Fact

Phillip E. Sadler By:Matthew Scott Tallman, 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: $925,000.00

Affiant

Sworn and subscribed before me this 5th day of June, 2007

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 , **Matthew Scott Tallman** 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 **Dorothy C. Sadler and Phillip E. Sadler** , 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 5th day of June, 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: Dorothy C. Sadler, married

TO: Jan G Crowe

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.

Matthew Scott Tallman, Affiant

Sworn to and subscribed before me this 5th day of June, 2007

Notary Public

My Commission Expires:

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