PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/13/07 14:38 3 pgs
Fees:18.00 Taxes:925.00
20070813-0096697

W & I Ref:(gj) Title No: 48881
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd Luebbe 507 Belair Way Nashville, Tennessee 37215	Countrywide Bank, FSB P. O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 131060D50700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Noe and spouse, Sharon M. Noe**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Todd Luebbe** 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.507 of Burton Hills Townhomes, Village of Belair, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Book 6690 page 70,as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, book 6962, Page 325, 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 William E. Noe and wife, Sharon M. Noe by deed from Lara Lynn Robinson now Green of record in Doc. No. 20050131-0011347, dated and executed on January 28, 2005 and recorded on January 31, 2005, Register's Office for Davidson County, Tennessee.

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 as shown as Exhibit "B" to the Master Deed in Book 6690, Page 70, said Register's Office, to which Plan reference is hereby made for a more complete description thereof; Agreement between the Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, Page 383, said Register's Office; Subject to the provisions of the condominium Master Deed of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739,Page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, Page 351, Book 6962, Page 325, said Register's Office, By-Laws of record in Book 6690, Page 119, as amended in Book 6911, Page 827 and Doc. No.200310160153582, 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, to which Master Deed reference is hereby made for more particulars; but deleting any covenants, conditions or restrictions would violate 42 USC 3604c; Declaration of Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520; Book 7076, Page 691, Book 7146, Page 188, Register's Office for Davidson County, Tennessee; Declaration of Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sharon M. Noe by William E. Noe pursuant to a Power of Attorney executed by her/him/them on the 8th day of August, 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: 507 Belair Way, 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.

*20070813 00 96696

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 10th day of August, 2007 .

William E. Noe

Sharon M. Noe By: William E. Noe, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 10th day of August, 2007 , before me the undersigned authority, personally appeared **William E. Noe** , 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires **My Commissior Expires May 2, 2011**

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: $250,000.00

Affiant

Sworn and subscribed before me this 10th day of August, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires **My Commission Expires May 2, 2011**

Notary Public

Wldoc: Deed Wty—12/92

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 , **William E. Noe** 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 **Sharon M. Noe** , 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 10th day of August, 2007

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: William E. Noe and spouse, Sharon M. Noe

TO: Todd Luebbe

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.

William E. Noe, Affiant

Sworn to and subscribed before me this

10th day of August, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011