PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:dm Title No: 48891

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/04/07 14:09 3 pgs
Fees:18.00 Taxes:727.05
20070904-0105968

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vito K. Rocco Carol Rocco James Louie Cheryl Louie 6509 Radcliff Drive Nashville, TN 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 116030B17300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William F. Baskerville and spouse, Judith R. Baskerville**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vito K. Rocco and spouse, Carol L. Rocco as to a ½ interest and James Louie and spouse, Cheryl Louie as to a ½ interest** 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. 173 of Royal Oaks Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 45 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 Albert P. Sights, Jr., and wife Jane R. Sights by deed from Royal Oaks Limited Partnership of record in Book 5284, page 73, said Register's Office. By Quitclaim Deed of record in Doc. No. 20040921-0113418 dated and executed on September 17, 2004 and recorded on September 21, 2004 in the Register's Office for Davidson County, Tennessee, Albert P. Sights, Jr., and wife Jane R. Sights conveyed subject property to William F. Baskerville and wife, Judith R. Baskerville.

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 Book 5200, Page 45, 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 5282, page 972, Book 5282, page 992, 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 **William F. Baskerville and Judith R. Baskerville** by Barbara Keith Payne pursuant to a Power of Attorney executed by them on the 28th day of August, 2007, of record in Instrument No. 20070904-0105965 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: 4505 Harding Place #173, Nashville, Tennessee 37205

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 31st day of August, 2007.

William F. Baskerville by Barbara Keith Payne Atty in fact

William F. Baskerville, by Barbara Keith Payne, Atty-In-Fact

Judith R. Baskerville by Barbara Keith Payne Atty in fact

Judith R. Baskerville, by Barbara Keith Payne, 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 Barbara Keith Payne, 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 **William F. Baskerville and Judith R. Baskerville** , 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 31st day of August, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $196,500.00

Affiant

Sworn and subscribed before me this 31st day of August, 2007

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: William F. Baskerville and spouse, Judith R. Baskerville

TO: Vito K. Rocco and spouse, Carol L. Rocco and James Louie and spouse, Cheryl Louie

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.

Barbara Keith Payne, Affiant

Sworn to and subscribed before me this 31st 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