PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/26/07 13:32 3 pgs
Fees:18.00 Taxes:1017.50
20071026-0126842

W & I Ref: Title No: 48999

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carmen Cowden 4204 Hillsboro Pike #114 Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 131020D01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.0 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony S. Perry and spouse, Abby W. Perry**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carmen Cowden** 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.14 of Hillsboro Hall, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 11700, 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 Anthony S. Perry and wife, Abby W. Perry, tenants in common by deed from Billie Sue Adkinson, unmarried, of record in Doc. No.20030618-0083986, dated and executed on June 16, 2003 and recorded on June 18, 2003 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 11700, 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.; Easement for cable television and maintenance agreement of record in Book 11534, page 599, said Register's Office; Hillsboro Hall, Phase One (1) and Phase Two (II) Cross Easements of record in Book 11622, page 610, said Register's Office;: The provisions of the condominium Master Deed of record in Book 11713, page 350, Book 11713, page 380, Book 11713 page 381, Doc. No. 200002020010655, 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 Anthony S. Perry by Abby W. Perry pursuant to a Power of Attorney executed by him on the 19th day of October 2007, of record in Instrument No. 20071026-0126841 _____, 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: 4204 Hillsboro Pike # 114, 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 25th day of October, 2007.

Anthony S. Perry by Abby W. Perry Abby W. Perry

Anthony S. Perry
By: Abby W. Perry, Attorney-in-Fact

Abby W. Perry

State of TENNESSEE
County of DAVIDSON

On this 25th day of October, 2007, before me the undersigned authority, personally appeared **Abby W. Perry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission 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: $275,000.00.

Affiant

Sworn and subscribed before me this 25th day of October, 2007.

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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, **Abby W. Perry** 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 **Anthony S. Perry**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2007.

Notary Public

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires May 2, 2011

EXHIBIT "A"

To

Warranty Deed

FROM: Anthony S. Perry and spouse, Abby W. Perry

TO: Carmen Cowden

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.

Abby W. Perry, Affiant

Sworn to and subscribed before me this

25th day of October, 2007

Notary Public

My Commission Expires

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011