Davidson County DEEDWARR
Recvd: 11/09/07 13:20 3 pg
Fees:18.00 Taxes:308.95
20071109-0132473

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 49033

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cherry H. White 241 Creekside Drive Lewisburg, Tennessee 37091	Same

TAX MAP-PARCEL NUMBERS: 130010A030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$83,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Currin M. Kozak, married and Rae M. Bryan , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cherry H. White** 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. D-6 of Belle Meade Terrace Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 325 thru 329 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 Currin M. Kozak and Rae M. Bryan by deed from Andrew W. Regg, IV, unmarried of record in Doc. No. 20040302-0023270, dated and executed on February 27, 2004 and recorded on March 2, 2004 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 5200, Pages 325 thru 329, 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 5370, page 27, Book 6015, page 94, 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.

*20071109-0132472

This instrument is executed on behalf of Rae M. Bryan by Currin M. Kozak pursuant to a Power of Attorney executed by her/him/them on the 31st day of October, 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: 116 Harding Place # D-6, 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 8th day of November, 2007 .

Currin M. Kozak
Currin M. Kozak

Rae M. Bryan By Currin M Kozak Attorney in Fact
Rae M. Bryan By: Currin M. Kozak, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 8th day of November, 2007 , before me the undersigned authority, personally appeared **Currin M. Kozak** , 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.

My Commission Expires: _____

Deborah Gail Johnson
Notary

Notary Seal present,
but could not be reproduced.

State of TENNESSEE
County of DAVIDSON

Bill Garrett
Bill Garrett
Davidson County Register of Deeds

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $83,500.00

Cherry A White
Affiant

Sworn and subscribed before me this 8th day of November, 2007

My Commission Expires: _____

Deborah Gail Johnson
Notary Public

My Commission Expires MAY 23, 2009

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 , **Currin M. Kozak** 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 **Rae M. Bryan** , 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 8th day of November, 2007

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Currin M. Kozak, married and Rae M. Bryan , married

TO: Cherry H. White

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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.

Currin M. Kozak, Affiant

Sworn to and subscribed before me this

8th day of November, 2007

Notary Public

My Commission Expires:_____