PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 12/04/07 14:30 3 pgs
Fees:18.00 Taxes:562.40
20071204-0140444

W & I Ref: Title No: 48971

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
R. Lee McCroskey Debra J. McCroskey 1501 Pear Tree Circle Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 131010D20600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$152,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alfred H. Knight, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto R. Lee McCroskey and spouse, Debra J. McCroskey 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. 206, also known as 23 F&G, of Georgetown Apartments 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 4 Register's Office for said County, to which source reference is hereby made for more complete 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 Ruth K. Sweet, unmarried and Alfred B. Knight, unmarried joint tenancy with right of survivorship by deed of record in Book 5292, page 876, from W. Stephen Beauchamp and wife, Nita Beauchamp dated and executed on May 30, 1978 and recorded on June 1, 1978 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7752, page 229, dated and executed on January 13, 1989 and recorded on January 17, 1989, subject property was conveyed to Ruth J. Sweet. By Quitclaim Deed of record in Book 7894, page 191, said Register's Office, dated and executed on July 14, 1989 and recorded on July 21, 1989, subject property was conveyed to Alfred H. Knight.

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 Book 5200, Page 4, 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. Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7873, page 859, said Register's Office. The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079 page 516, 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 Alfred H. Knight by Stephen Chapman Knight pursuant to a Power of Attorney executed by him on the 5th day of July, 2007, of record in Instrument No. 20071204-0140443 _____, 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.

Alfred H. Knight and Alfred Henderson Knight being one and the same person.

This is improved property, known as: 5025 Hillsboro Pike # 23F, 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 29th day of November, 2007 .

Alfred H. Knight by Stephen Knight POA

Alfred H. Knight By:Stephen Chapman Knight, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $152,000.00

Debra J. McCurley

Affiant

Sworn and subscribed before me this 29th day of November, 2007

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 , **Stephen Chapman Knight** 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 **Alfred H. Knight** , 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 29th day of November, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissiot Expires May 2, 2011

Notary Public

My Commission Expires:_____

EXHIBIT "A"

To

Warranty Deed

FROM: Alfred H. Knight

TO: R Lee McCroskey and Debra J. McCroskey

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.

Stephen Chapman Knight, Affiant

Sworn to and subscribed before me this 29th day of November, 2007

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011

My Commission Expires:_____