PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

W & I Ref: Title No: 49333

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/16/08 13:53 3 pgs
Fees:18.00 Taxes:758.50
20080516-0050663

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brittney N. Testerman 3626 West End Avenue, #106 Nashville, Tennessee 37205	Countrywide Bank, FSB PO Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 104090H00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce E. Mansfield and spouse, Victory Mansfield,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Brittney N. Testerman** 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. F-106 of Richland House Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7380, Page 470, 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 Bruce E. Mansfield and spouse, Victory Mansfield by Warranty deed from Naomi R. Higginbotham, unmarried dated March 30, 2005 and recorded on April 5, 2005 of record in Document No. 20050405-0037303 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 of record in Exhibit "B" to the Master Deed of record in Book 7380, Page 470, said Register's Office, shows an owner's certificate, 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 7380, page 470, Book 8708, page 501, Book 11545, page 870, Document No. 20010614-0062797, Document No. 20000403-0032872 and Document No. 20000331-0032315 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 Victory Mansfield by Bruce E. Mansfield pursuant to a Power of Attorney executed by her on the 28th day of April 2008 of record in Instrument No. 20080516005066 2 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: 3626 West End Avenue, #106, 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 15th day of May 2008.

Bruce E. Mansfield

Victory Mansfield
By: Bruce E. Mansfield, Attorney-In-Fact

By: Bruce E Mansfield, attorney-in-fact

State of Tennessee
County of Davidson

On this 15th day of May 2008, before me the undersigned authority, personally appeared **Bruce E. Mansfield**, 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.

CHRISTY M. 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: $205,000.00.

Affiant

LAURA B. NINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed before me this 15th day of May, 2008.

Notary Public

My Commission Expires: 3-21-09

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, **Bruce E. Mansfield** 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 **Victory Mansfield**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 2008.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Bruce E. Mansfield and spouse, Victory Mansfield

TO: Brittney N. Testerman

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 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.

Bruce E. Mansfield, Affiant

Sworn to and subscribed before me this

15th day of May 2008.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011