PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49387

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/29/08 13:44 3 pgs
Fees:18.00 Taxes:580.90

20080529-0054755

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert James Doherty 105 Leake Avenue #83 Nashville, Tennessee 37205	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 116130C08300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Orgill III, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert James Doherty** 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. 83, together with parking space No. 63 of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Doc. No. 200010200104050 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 Joseph Orgill, III by Warranty Deed from Ruth White Hale dated October 21, 2005 and recorded on October 24, 2005 of record in Doc. No. 20051024-0128227, Register's Office for Davidson County, Tennessee.

Irene Orgill spouse of Joseph Orgill, III joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

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 Doc. No. 200010200104050, said Register's Office, to which plan reference is hereby made for a more complete: The provisions of the condominium Master Deed of record in Master Deed of record in Book 4469, page 530, Book 4494, Book 489, Book 4631, page 407, Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, Doc. No. 200006140059221, Doc. No. 200008030076841, Doc. No. 20030725-0104241, Doc. No. 20030902-0126376, 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 Joseph Orgill III, by Kate Orgill Buttarazzi pursuant to a Power of Attorney executed by him on the 21st day of May, 2008, of record in Instrument No. 20080529 00 54753 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 instrument is executed on behalf of ~~Joseph~~ Irene Orgill ~~III~~, by Kate Orgill Buttarazzi pursuant to a Power of Attorney executed by her on the 27th day of May, 2008, of record in Instrument No. 20080529 0054753 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: 105 Leake Avenue # 83, 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 27th day of May, 2008 .

Joseph Orgill III by Kate Orgill Buttarazzi

Joseph Orgill III By:Kate Orgill Buttarazzi, Atty-in-Fact

Irene Orgill by Kate Orgill Buttarazzi

Irene Orgill By:Kate Orgill Buttarazzi, Atty-in-Fact

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: $157,000.00

Affiant

Sworn and subscribed before me this 27th 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

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 , **Kate Orgill Buttarazzi** 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 **Joseph Orgill III,** and **Irene Orgill** , 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 27th 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

EXHIBIT "A"

To
Warranty Deed

FROM: Joseph Orgill III, married

TO: Robert James Doherty

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Kate Orgill Buttarazzi, Affiant

Sworn to and subscribed before me this

27th 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