PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
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Davidson County DEEDWARR
Recvd: 08/01/08 11:40 3 pg:
Fees:18.00 Taxes:684.50
20080801-0079135

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: DM Title No: 49496

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Denard Mickens 229 B Orlando Ave. Nashville, Tennessee 37209	FirstBank 6110 Shallowford Road, Suite 2 Chattanooga, TN 37421

TAX MAP-PARCEL NUMBERS: 091140A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin Ehst , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Denard Mickens*** 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:**

*unmarried

Land in Davidson County, Tennessee, being Unit No. 229-B of Orlando Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Orlando Place Condominiums, for placementnof units, as shown on Exhibit A to the Master Deed, for a more complete identification and description of said unit

Being the property conveyed to Kristin Ehst by warranty deed from Kristin M. Hayes, an unmarried person dated June 21, 2004 and recorded on June 23, 2004 of record in Doc. No. 20040623-0074387, 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, shown as Exhibit "A" to the Master Deed of record in Doc. No. 20020529-0065179, said Register's Office, shows an owner's certificated, a minimum setback line and easement to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Doc. No. 20020529-0065179, 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 Kristin Ehst by pursuant to a Power of Attorney executed by her/him/them on the 17th day of July, 2008, of record in Instrument No. 20080801 00 79134, 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: 229 B Orlando Avenue, Nashville, Tennessee 37209

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 18th day of July, 2008 .

Kristin Ehst by Deborah Sue Smith, Attorney in Fact

Kristin Ehst By: Deborah Sue Smith, 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: $185,000.00

RSmith

Affiant

Sworn and subscribed before me this 18th day of July, 2008

Dana Edwards

Notary Public

My Commission Expires: 01/24/2009

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 Deborah Sue Smith, 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 **Kristin Ehst** , 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 18th day of July, 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: Kristin Ehst , unmarried

TO: Benjamin Denard Mickens

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.

Deborah Sue Smith, Affiant

Sworn to and subscribed before me this 18th day of July, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011